



AGENDA

Development and Planning Services Committee

Monday, January 21, 2019
8:00 a.m.

Council Chambers, City Hall
500 – 2 Avenue NE

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	REVIEW OF AGENDA
	3.	DISCLOSURE OF INTEREST
	4.	PRESENTATIONS
	5.	REPORTS
1 - 16	1.	Temporary Use Permit Application TUP-15 Amendment [Salmon Arm Folk Music Society/847774 BC Ltd./Dedood, J./Thompson, J.; 550 – 10 Avenue SW/690 – 10 Avenue SW/1300 – 10 Street SW; Temporary Camping for Roots & Blues Festival
17 - 42	2.	Cannabis Retail Store Application No. CRS-7 [BC Cannabis Stores/Her Majesty the Queen in Right of the Province of British Columbia/Calloway REIT (Salmon Arm); 2991 – 10 Avenue SW]
43 - 48	3.	Director of Engineering & Public Works – TCH Corridor Safety Improvements - Implementation
	6.	FOR INFORMATION
49 - 54	1.	Agricultural Land Commission – Letter dated January 8, 2019 – Application 57674 to conduct a non-farm use in the Agricultural Land Reserve
55 - 56	2.	Director of Engineering & Public Works – Ice and Snow Control Program
	7.	IN CAMERA
	8.	LATE ITEM
	9.	ADJOURNMENT

(To be followed by Special Council Meeting at 10:00 a.m.)

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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: January 10, 2019

Subject: Temporary Use Permit Application No. 15 Amendment

Applicant: Salmon Arm Folk Music Society

Owners: 1) 847774 BC Ltd. (550 - 10 Avenue SW)
 2) J. and J. Dedood (690 - 10 Avenue SW)
 3) Jerry Thompson (1300 - 10 Street SW)

MOTION FOR CONSIDERATION

THAT: Temporary Use Permit No. TUP-15 Amendment be approved for:

- 1) Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414 (550 - 10 Avenue SW);
- 2) Parcel B (Plan B5839) of the NW ¼ of Section 11, Township 20, Range 10, W6M, KDYD (690 - 10 Avenue SW); and
- 3) Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 4279 except Parcel A on Plan B7061, Plans 29487 and 42166 (1300 - 10 Street SW);

AND THAT: TUP-15 permit the temporary use of campgrounds as shown in Appendix 2 and in accordance with the amended terms and conditions:

- 1) TUP-15 is valid for a two week period during the month of August for the years 2018, 2019 and 2020, with camping limited to a maximum seven day time period during the Roots and Blues Festival; and
- 2) TUP-15 camping area is expanded on Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 4279 except Parcel A on Plan B7061, Plans 29487 and 42166 (1300 - 10 Street SW) as shown in Appendix 2.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The three subject parcels are located at 550, 690 and 1300 – 10 Avenue SW. The applicant is proposing to amend the current approved permit (TUP-15) to expand the camping area on Lot 1 (1300 – 10 Street SW) as shown on APPENDIX 1 and extend the number of camping days from a maximum of four to seven days. A rationale letter from the applicant is attached as APPENDIX 2.

The existing TUP-15 expires after the 2019 festival. The associated staff report is as APPENDIX 3.

COMMENTSEngineering Department

No concerns subject to the original TUP-15 requirements.

Building Department

No concerns.

Fire Department

Currently the existing campgrounds #1 & 2 have access points from the road as well as between them. Campground #3 has access points from 10th Ave and 10th Street. As shown on the map attached we would like an access point from 10th Ave as well as an access point between campsites #3 & 4 similar to 1 & 2. This would allow us to have more than one way in and one way out.

RCMP (Staff Sergeant S. West)

As this is new it *may* require additional policing which we can assess as we move forward and react to based on the population and demographic that we see arrive early for the festival. The risk to require additional policing is likely moderate to low in my assessment and may resolve a number of community issues by spreading out arrivals of RV's.

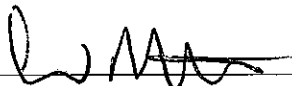
Planning Department

The proposal by the applicant is to first, expand the camping area as shown on APPENDIX 1 and second to extend the allowable camping days from four to seven.

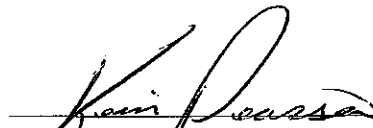
The applicant has contacted ALC staff regarding the camping area which they have stated the expanded area on the subject property would be consistent with ALC Resolution #171/2015. Further, the existing ALC approval does not restrict the extent of camping days however stipulates that all uses are limited to a 10 day period in August (including set-up, festival days and clean up).

CONCLUSION

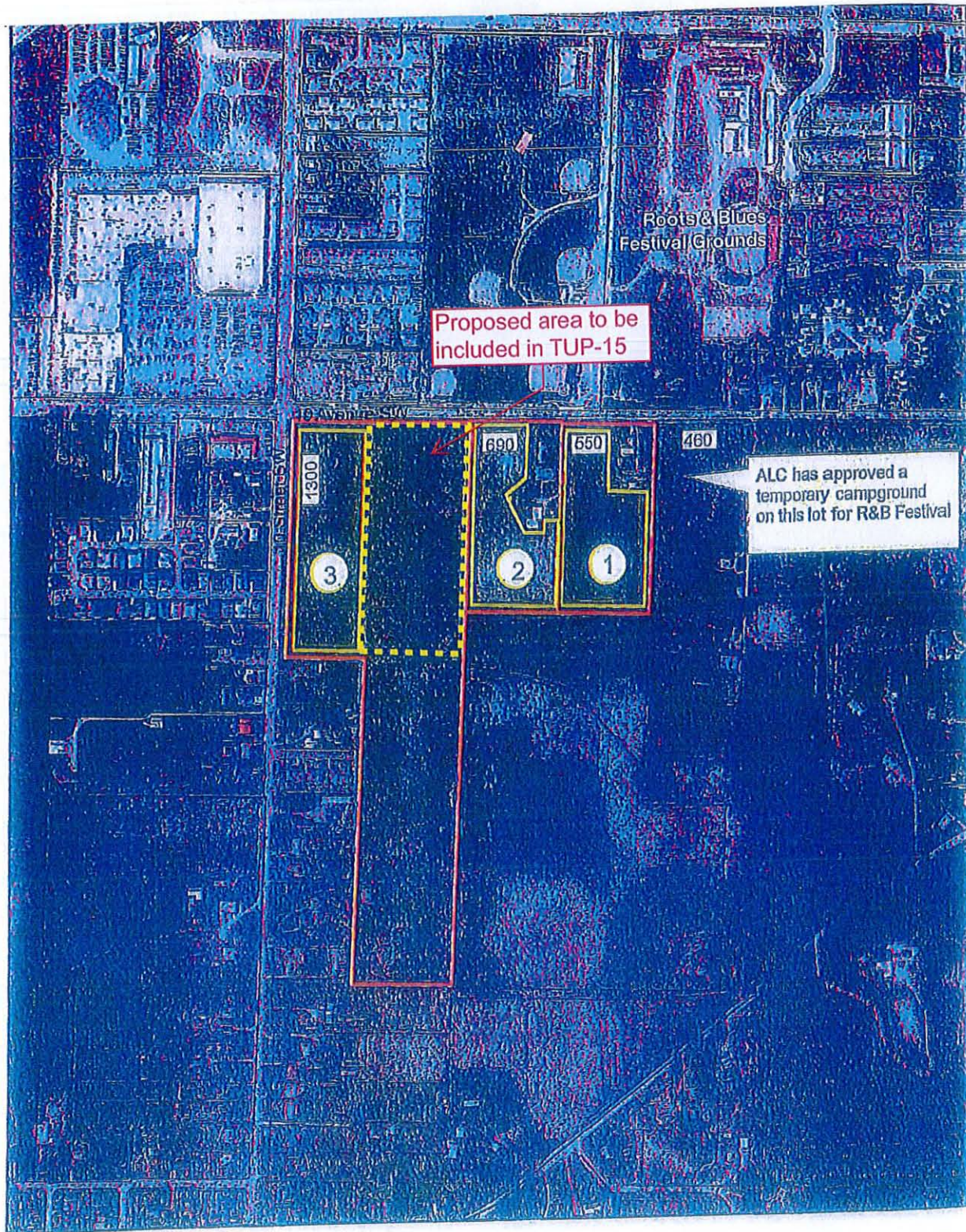
TUP-15 Amendment is recommended for approval by staff subject to the terms and conditions outlined in the motion for consideration and recommendations from the Fire Department and RCMP are adhered to.



Prepared by: Wesley Miles, MCIP, RPP
Planning and Development Officer



Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



 Subject Properties
 Proposed Temporary Campground

LOCATION MAP





August 17, 18 & 19, 2012

Salmon Arm Folk Music Society, Box 21,
Salmon Arm, British Columbia, V1E 4N2
Telephone 250-833-4096 | Fax 250-833-4097
E-mail: loriw@rootsandblues.ca

November 16, 2018

City of Salmon Arm

RE: Temporary Commercial Use Permit Application

Addresses: 550-10th Avenue SW, Salmon Arm, BC (Owner: Jerry Thompson)

690-10th Avenue SW, Salmon Arm, BC (Owner: Johan & Judy Dedood)

1300-10th Avenue SW, Salmon Arm, BC (Owner: Bruno Bush)

Dear Kevin Pearson:

The SAFMS is seeking an amendment to the Temporary Use Permit No. TUP-15 from the City to allow seven days of camping from the current four days duration offered in 2018, and the use of all of the land located on the property (PID 009-460-411) on the corner of 10th Street and 10th Avenue.

We believe the main benefit of using the entire campsite property (PID 009-460-411) is it will reduce the number of campers stationed on each property. Currently each campground property average 175 sites per property. The new space on the noted property will be viewed as a new campsite as it has its own independent entry point, and with this addition we would have a maximum of 125 campers on each of the four camping areas. Reducing the number of units on each property will increase loading efficiency and help speed up the process to move units on to the properties which will have the added benefit to remove vehicles off of the City streets to avoid causing unnecessary traffic congestion.

Based on the previous approval from the ALC, the number of site spaces on all of the properties combined will not exceed 600.

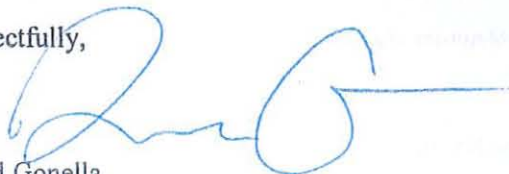
As the City is well aware, we take the privilege of using these properties very seriously, and take great measures not to disturb their natural balance in order to ensure future use. We are most appreciative of the support we have received from the City of Salmon Arm in assisting us with the accommodation needs of our audience. With the low vacancy rates in the summer months amongst accommodations providers the use of these campsite properties is crucial to the long-term viability of the event and allows the event organizers to offer attendees an accommodation option when other option may not be available. The approval of our current TUP application will in sure the attendance of the event will have an opportunity to grow in the future.

For informational purposes, I have included a copy of the layout plans for our campgrounds along with endorsements from the owners supporting this application. The Salmon Arm Folk

Music Society would like to thank the Mayor, Salmon Arm City Council and the City of Salmon Arm Planning Department for considering this application. The Society looks forward to the earliest possible response to this application.

If you require any further information or clarifications, please contact me at any time.

Respectfully,



David Gonella
Executive Director
Salmon Arm Roots and Blues Festival



City of Salmon Arm

Development Services Department Memorandum

To: Her Worship Mayor Cooper and Members of Council

Date: May 15, 2018

Subject: Temporary Use Permit Application No. 15

Applicant: Salmon Arm Folk Music Society

Owners: 1) 847774 BC Ltd. (550 - 10 Avenue SW)
2) J. and J. Dedood (690 - 10 Avenue SW)
3) Jerry Thompson (1300 - 10 Street SW)

MOTION FOR CONSIDERATION

THAT: Temporary Use Permit No. TUP-15 be approved for:

- 1) Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 27414 (550 - 10 Avenue SW);
- 2) Parcel B (Plan B5839) of the NW ¼ of Section 11, Township 20, Range 10, W6M, KDYD (690 - 10 Avenue SW); and
- 3) Lot 1, Section 11, Township 20, Range 10, W6M, KDYD, Plan 4279 except Parcel A on Plan B7061, Plans 29487 and 42166 (1300 - 10 Street SW);

AND THAT: TUP-15 permit the temporary use of campgrounds as shown in Appendix 2 and in accordance with the following terms and conditions:

- 1) The total number of tent or recreational vehicle sites on the subject properties shall not exceed 600;
- 2) Check-in stations are to be setback appropriately from each entrance, ideally to provide a minimum cueing distance of 100 metres (15 vehicles);
- 3) Plumbing Permit issuance by the City's Building Department is required prior to the commencement of the Roots and Blues Festival;
- 4) Approval of a Fire Safety Plan by the City's Fire Department; and
- 5) TUP-15 is valid for a two week period during the month of August for the years 2018, 2019 and 2020, with camping limited to a maximum four day time period during the Roots and Blues Festival.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The three subject parcels are located at 550, 690 and 1300 – 10 Avenue SW as shown in APPENDIX 1. The applicant is proposing to use a portion of each lot for three temporary campgrounds - a total of 600 campsites - to accommodate the annual Salmon Arm Roots and Blues festival and is requesting approval of a Temporary Use Permit for that purpose. The campground layout and site plans are shown in APPENDIX 2 and a letter from the applicant is attached as APPENDIX 3.

The previous TUP-13 expired after the 2017 festival, and TUP-15 is applying for the 2018, 2019, and 2020 festivals.

BACKGROUND

The subject properties are designated Acreage Reserve in the Official Community Plan, are zoned Rural Holding (A-2) / Single Family Residential (R-1) and are entirely within the Agricultural Land Reserve APPENDICES 4, 5, and 6 respectively. The applicant applied for approval for the temporary campground under Section 20(3) of the *Agricultural Land Commission Act* (non-farm use in the ALR) in 2015 and was approved until September 1, 2019.

The three properties have been used for a temporary festival campground since 2005. The campground as a whole has consisted of 600 sites open to tent and recreation vehicle campers for a four day period during the festival.

In April of this year, the ALC granted approval for another temporary campground of approximately 100 sites on the adjacent lot to the east addressed at 460 – 10 Avenue SE. That four-year approval carries forward to the conclusion of the 2022 Roots and Blues festival.

The subject properties are relatively flat and accessible from 10 Avenue SW. The Salmon Arm Roots and Blues Festival site is conveniently located on the Fall Fair grounds, north of the campgrounds across 10 Avenue SW. The area is characterized by rural acreages surrounded by park, recreation, commercial and residential uses.

COMMENTS

Engineering Department

Comments attached as APPENDIX 7.

Building Department

No concerns.

Fire Department

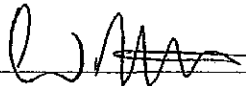
No concerns.

Planning Department

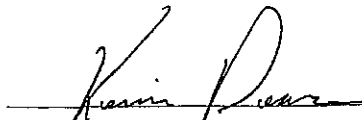
The proposal is consistent with previous approvals for the subject properties and neighboring properties, approval is recommended. As part of the TUP application process, notification of the proposal and Hearing Date would be advertized once in the newspaper and mailed to all property owners and occupiers within 30 m of the subject parcels. The applicant is also required to post a TUP notification sign along the 10 Avenue SW frontage 10 days prior to the Hearing Date.

CONCLUSION

TUP-15 is recommended by staff subject to the terms and conditions outlined in the motion for consideration.

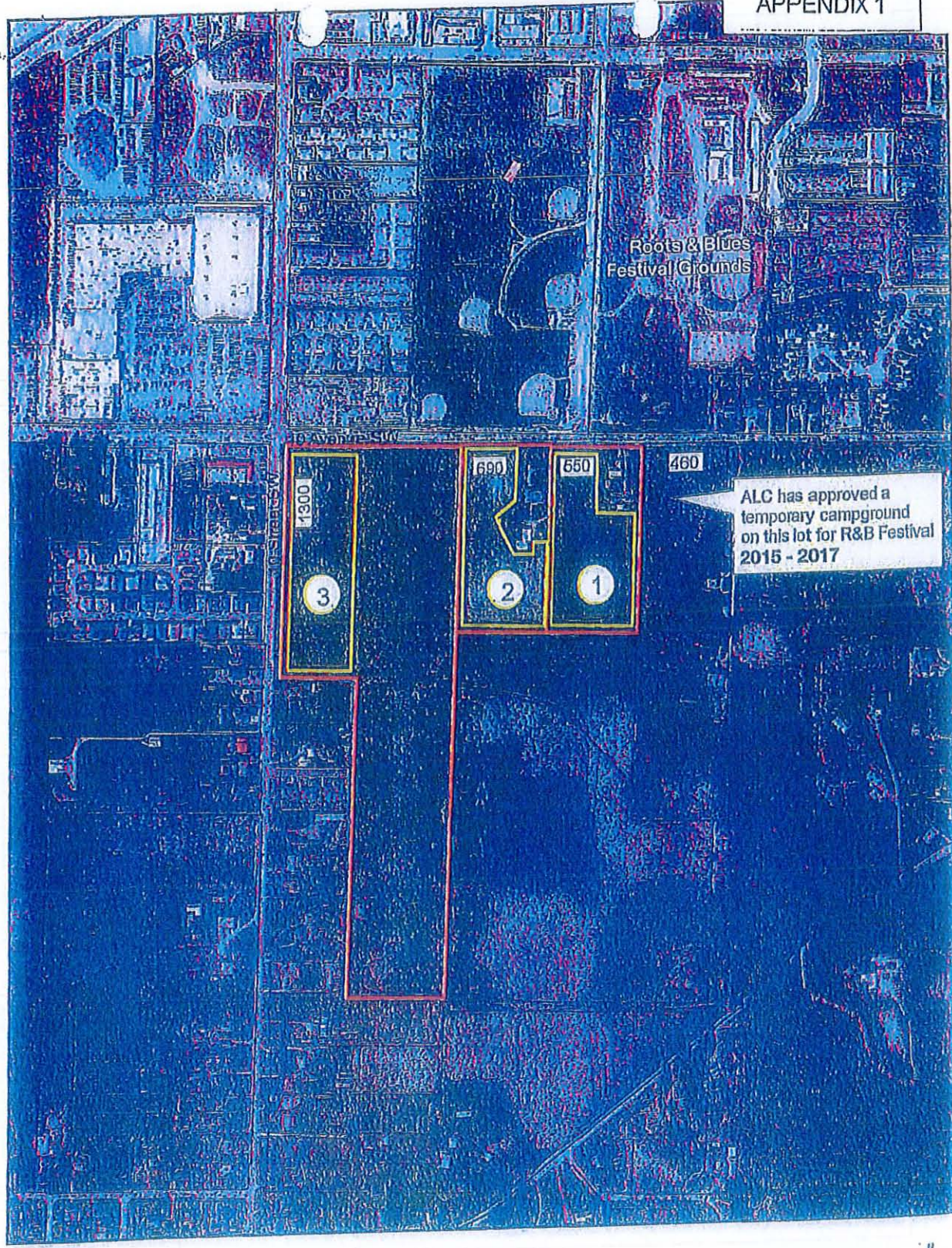


Prepared by: Wesley Miles, MCIP, RPP
Planning and Development Officer



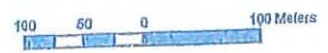
Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

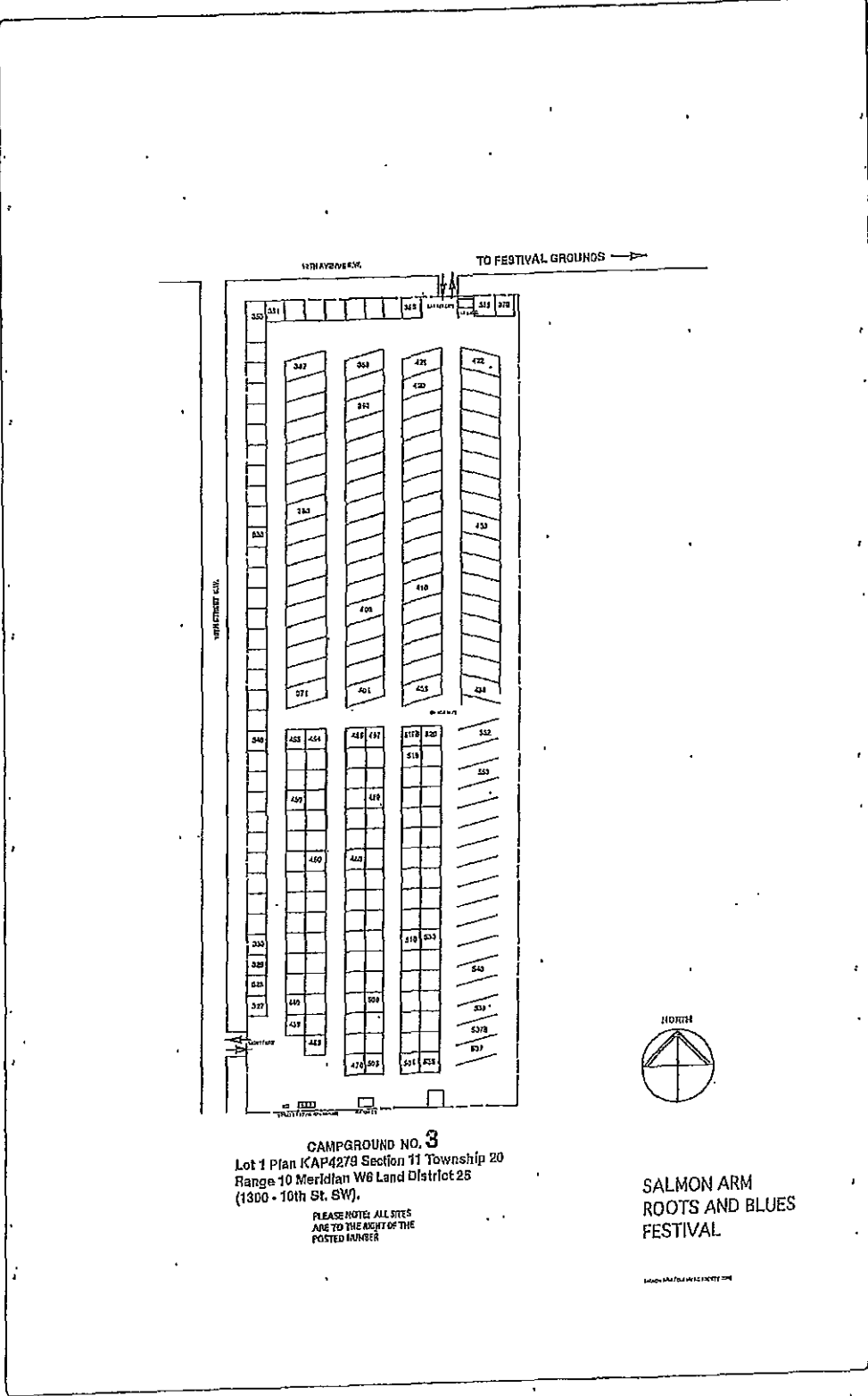
APPENDIX 1



Subject Properties
 Proposed Temporary Campground

LOCATION MAP





CAMPGROUND NO. 3
 Lot 1 Plan KAP4279 Section 11 Township 20
 Range 10 Meridian W6 Land District 25
 (1300 - 10th St. SW).

PLEASE NOTE: ALL SITES
 ARE TO THE RIGHT OF THE
 POSTED NUMBER



**SALMON ARM
 ROOTS AND BLUES
 FESTIVAL**

Map by SAITRA INC. 2014

APPENDIX 3



Salmon Arm Folk Music Society
Box 21 Salmon Arm, BC V1E 4N2
250-833-4096 fax: 250-833-4097

March 22, 2018

Attn. Kevin Pearson
Director of Development Services
City of Salmon Arm
Box 40
100 - 30 Street SE
Salmon Arm, BC V1E 4N2

RE: Temporary Campground

Dear Mr. Pearson:

On behalf of the Salmon Arm Folk Music Society and the Roots and Blues Festival, I would like to request the use of the southeast section of Blackburn park for the use as a volunteer and over-flow campground during the 26th Annual Roots and Blues Festival.

The dates we would require the fields are August 13^h to 23rd, 2018 to allow for set-up and a proper amount of time to restore the area to its pre-event condition. We are truly grateful for your support.

If the Council approves the use of this property is it possible to set the terms of the approval over a 3-5 cycle to reduce the administrative burden on the SAFMS staff would be appreciated

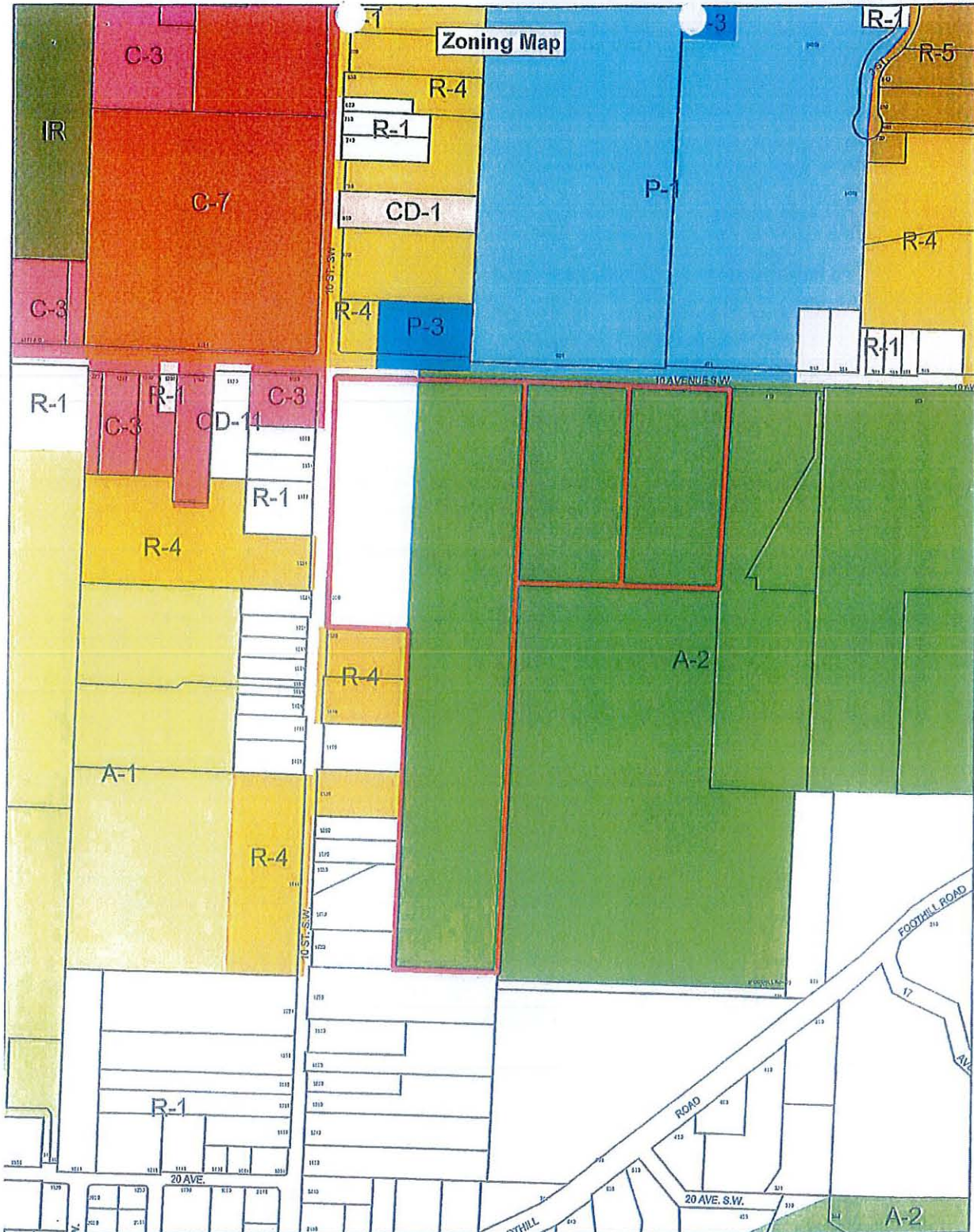
Thank you,

A handwritten signature in blue ink, appearing to read "David Gonella".

David Gonella, Executive Director
Salmon Arm Folk Music Society
26th Annual Roots and Blues Festival
PO Box 21, Salmon Arm, BC V1E 4N2
Phone: 250-833-4096 - Fax: 250-833-4097



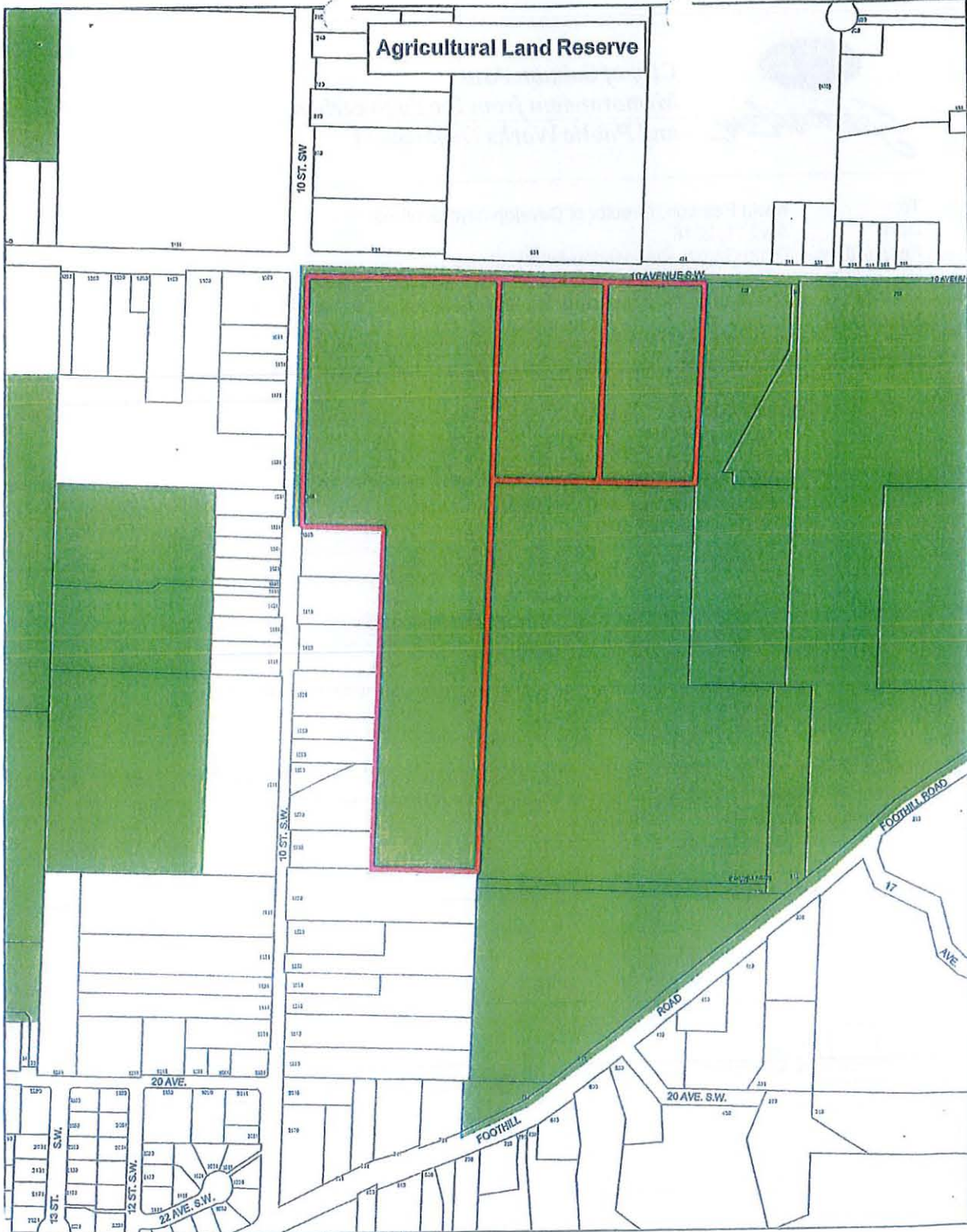
APPENDIX 5



Zoning Map

- Subject Parcel
- Rural Holding
- Park and Recreation
- Single Family Residential
- Medium Density Residential

APPENDIX 6



Agricultural Land Reserve

Subject Parcel

Agricultural Land Reserve



City of Salmon Arm
Memorandum from the Engineering
and Public Works Department

To: Kevin Pearson, Director of Development Services
Date: April 11, 2018
Prepared by: Darin Gerow, Engineering Assistant
OWNERS: 1) Jerry Thompson, 0847774 BC Ltd., Box 1006, Salmon Arm, BC, V1E 4P2
2) Johan & Judy De Dood, 3, 1460 – 10 Street SW, Salmon Arm, BC, V1E 1T2
APPLICANT: Salmon Arm Roots & Blues Festival, Box 21, Salmon Arm, BC, V1E 1T2
SUBJECT: TEMPORARY USE PERMIT APPLICATION NO. TUP-15E
LEGAL: 1) Lot 1 Section 11, Township 20, Range 10 W6M, KDYD, Plan 27414
2) Parcel B (Plan B5839) of the NW ¼ Section 11, Township 20, Range 10 W6M, KDYD
3) Lot 1 Section 11, Township 20, Range 10 W6M, KDYD, Plan 4279 except Parcel A on Plan B7061, Plans 29487 and 42166
CIVIC: 1) 550 – 10 Avenue SW
2) 690 – 10 Avenue SW
3) 1300 – 10 Street SW

Further to your referral dated April 4, 2018, we provide the following servicing information.

Comments provided below reflect the best available information. Detailed engineering data, or other information not available at this time, may change the contents of these comments.

The Engineering Department has no objection to the proposed use subject to the following:

1. A plumbing permit and inspection prior to public use of the hand washing stations is required.
2. Vehicle check-in stations are located far enough off the street to provide a minimum cueing distance of 100 metres (15 vehicles).

Darin Gerow, AScT
Engineering Assistant

Jenn Wilson P.Eng., LEED® AP
City Engineer

CITY OF SALMON ARM

TO: His Worship Mayor Harrison and Members of Council

FROM: Director of Development Services

DATE: Januray 03, 2019

SUBJECT: Cannabis Retail Store Application No. 7 (CRS-7)

Applicant: BC Cannabis Stores
Her Majesty Queen in Right of the Province of British Columbia

Property Owner: Calloway REIT (Salmon Arm) Inc.

Civic Address: 2991 10 Avenue SW

STAFF RECOMMENDATION

THAT: By a Resolution, Council approve application CRS-7;

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

1. City Zoning Bylaw No. 2303 and City Policy No. 3.20;
 2. Public notification followed by the holding of a Hearing on Januray 28, 2019; and
 3. Determination there will be no greater impact on the community if this application is approved.
-

PROPOSAL

The applicant intends to operate a Provincial cannabis retail store (CRS) from a yet to be constructed unit / building within the Smart Centres development. The operator of the store is to be the BC Liquor Distribution Branch (LDB). The applicant provides a comprehensive proposal, attached as APPENDIX 1.

BACKGROUND

The City received this proposal from the LDB on November 27, 2018.

The retail sale of cannabis was legalized under Federal law in October 2018.

City Council adopted Cannabis Retail Store Policy No. 320 in August 2018.

The licensing regime of the Province's new Liquour Cannabis Regulation Branch does not apply to a Provincially operated CRS, which means the City's recently adopted CRS Policy No. 3.20 has no real effect on this proposal. However, in discussions with the undersigned, the LDB indicated their respect of the City's policy and are thus seeking City Council's approval through this application process.

Cannabis Retail Store Policy No. 3.20

Map 1 - Policy No. 320 (APPENDIX 2) shows the proposed location of the CRS to be within a supported commercial area of the City where, unlike the Core Commercial Area, there is no policy limitation on the number of such stores. There are no other City approved stores west of the commercial core.

Application CRS-7

Public notification of the application 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 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 CD-8 zoning of the subject property permits the proposal under the permitted use "retail store".

Business Licence Regulation Bylaw No. 3102

CRS-7 is not a City Business Licence application. City business licence requirements generally include a premise meeting BC Building and Fire Code requirements and Zoning Bylaw regulations.

STAFF COMMENTS

Building Department

No concerns.

Fire Department

No comments received.

RCMP

No comments received.

Planning Department

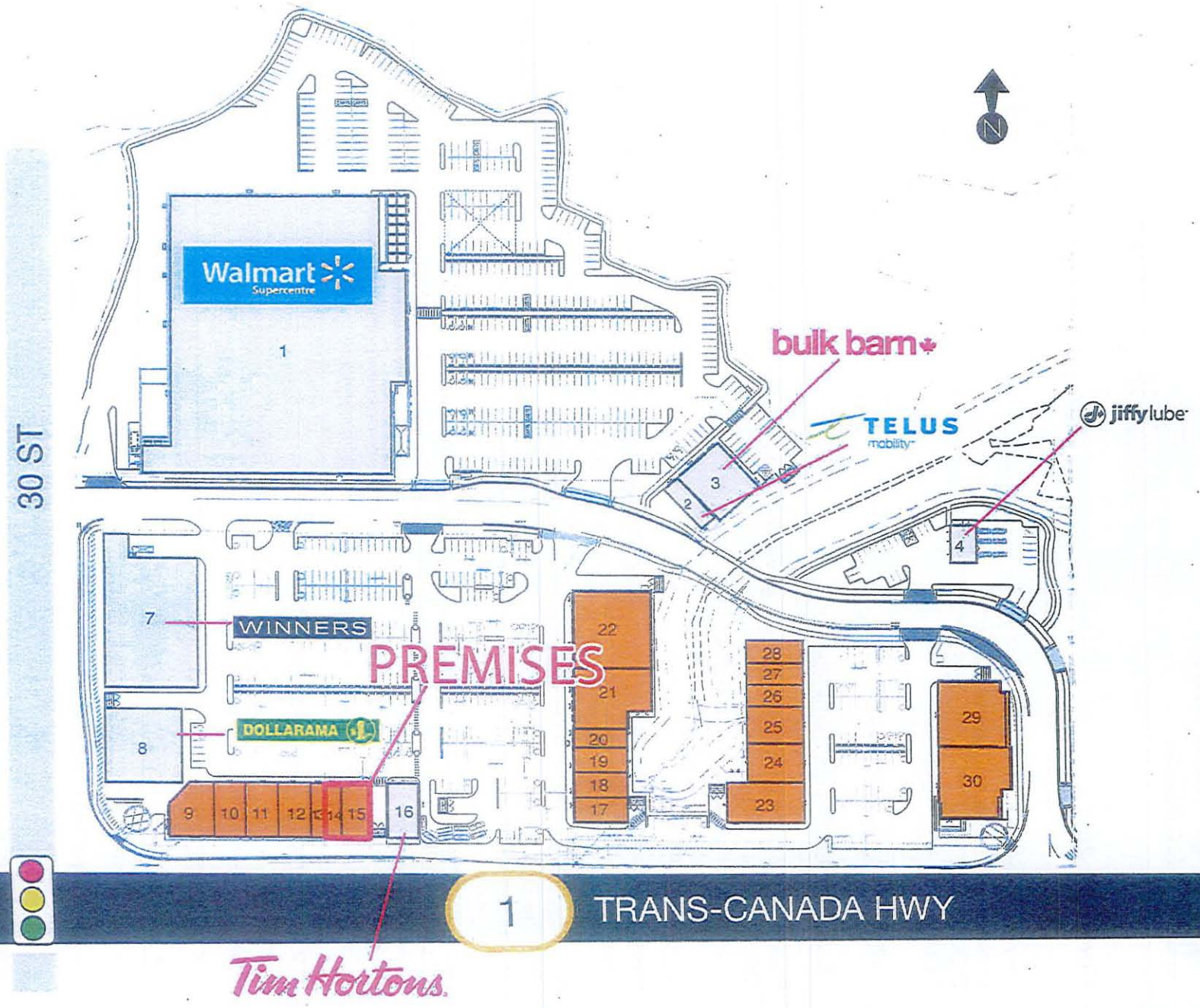
The applicant's proposal is thorough and includes a community impact analysis, site and building rationale, and store design concepts.

The Smart Centres land is designated "Highway Commercial" in the Official Community Plan and zoned CD-8 in the Zoning Bylaw. This land use designation and zone supports / permits a CRS. As a side note, when the CD-8 Zone for the property was under review in 2010, the Council at that time deleted the use "licensee retail store" (a use specifically defined for liquor retail stores) with the intention being to not allow a private liquor store within the Smart Centres development. As mentioned, a CRS falls within the definition of "retail store".

Labeled "PREMISES" on the site plan attached in APPENDIX 1, the location of the Provincial CRS would be one of several leased storefronts of a new building situated between the mall's Dollarama and Tim Hortons. The form, character and development of all buildings within Smart Centres were approved by Council in 2011 via Development Permit No. 381. Since then, approximately 65% of the total 235,000 ft² gross floor area has been constructed in this mall.

The proposed location is one of several site options suggested by the undersigned to Provincial officials. This application is recommended for support / approval based on supporting City policy, bylaws and location characteristics.


 Kevin Pearson, MCIP, RPP
 Director of Development Services



Tim Hortons.



LIQUOR DISTRIBUTION BRANCH

November 7, 2018

City of Salmon Arm
Development Services Department
P.O. BOX 40, 500 – 2nd Avenue NE
Salmon Arm, BC V1E 4N2

Dear Mayor and Councillors:

Re: Cannabis Retail Store Application

Please accept our application to locate a **government operated cannabis retail store** at **2991 10 Ave SW**. The Liquor Distribution Branch ("LDB") has received support from the landlord of this property to proceed with this application ("Authorization" form/letter attached).

About the LDB

The LDB is one of two branches of government responsible for the beverage alcohol and non-medical cannabis (cannabis) industries in B.C. Through the *Liquor Distribution and Cannabis Distribution Acts*, the LDB is mandated with the purchase and distribution of beverage alcohol and cannabis for the Province. As well, the LDB operates a number of public liquor stores (197 in total), and, in February 2018, the Province announced that LDB will also operate public cannabis retail stores, as well as an e-commerce platform to offer public on-line sales of cannabis.

Revenue generated through the LDB's wholesale and retail operations is directed to the Provincial Government and contributes to supporting vital public services such as health care and education. For the 2017/2018 fiscal year, the LDB contributed \$1.12 billion to fund government services. Revenue generated through LDB's newly implemented cannabis operations (both wholesale and retail) will also be directed back to the Province to support important public services.

Location of Proposed Cannabis Retail Store

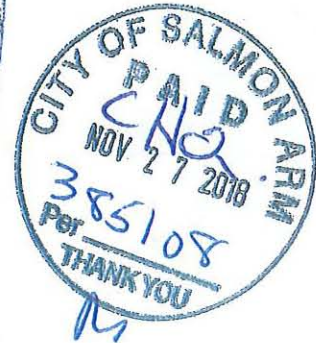
The 2991 10 Avenue SW location was selected by the LDB for a proposed cannabis retail store for a number of reasons, including that the site is:

- Located in Salmon Arm's commercial area that permit cannabis retail use;
- Located at least 500m away from schools;
- Easily accessible to customers; and
- Not expected to adversely impact traffic in the surrounding area, given its location near a premier intersection and in an already established retail complex.

Building and Site

The following considerations were taken into account when evaluating the appropriateness of the site and building for a cannabis retail store:

- The intended use of the site is consistent with the "retail" nature of the immediate area.
- The size of the proposed cannabis retail store will be approximately 3000 square feet.



- The site provides for ample parking and efficient traffic flow.

The storefront will be bright, clean, welcoming and professional, with the intent of creating a safe and favourable alternative to purchasing cannabis from the illicit market. Storefronts will have frosted windows to align with Health Canada's requirements that cannabis not be visible to minors. Store hours may vary by each store location, but most BC Cannabis Stores will be operational from 10 am to 10 pm, Monday to Sunday.

Community Impact

The LDB works closely with the Liquor and Cannabis Regulation Branch (LCRB) and the Ministry of Public Safety and Solicitor General to encourage the safe and responsible use of alcohol and cannabis in BC. The LDB is also committed to working in partnership with local governments to follow all municipal zoning processes and meet all bylaw requirements, as well as local law enforcement agencies to maintain public safety and to mitigate, and respond to, any negative impact on the community.

Social Responsibility is part of the LDB's Mission Statement and one of the four pillars we have identified that supports our success. Our efforts are focused on three themes: encouraging and promoting responsible use of alcohol and cannabis, reducing the impact our business has on the environment, and giving back to the communities we serve. We meet these objectives by:

- Delivering products that meet strict product safety and quality requirements - all cannabis products will be purchased through the LDB wholesale channel; product will be lab tested and will only be purchased from producers that have been licensed by Health Canada.
- Ensuring accountability of our key business partners (e.g. Licensed Cannabis Producers).
- Promoting the safe and responsible use of beverage alcohol and cannabis through social responsibility campaigns aimed at keeping alcohol and cannabis out of the hands of youth*, preventing driving under the influence, and informing the public about associated health risks.
- Actively discouraging customers from engaging in high-risk behaviour like drinking or consuming cannabis and driving, consuming alcohol or cannabis during pregnancy and participating in sporting activities while under the influence of alcohol or cannabis;
- Increasing awareness of the dangers associated with over-consumption or risky behaviour through various in-store campaigns with strategically placed messaging;
- Raising money through in-store fundraising campaigns for dry grad celebrations, red cross disaster relief, kids in need, and local community charities (through the Provincial Governments Employee Workplace charitable giving campaign); and
- Incorporating environmental sustainability into all facets of our business with a goal of reducing our environmental footprint and being a leader in sustainable retailing.

****Keeping cannabis out of the hands of minors will be a top priority for the LDB. Unlike liquor stores, minors will not be permitted to enter cannabis retail stores, even if they are accompanied by a parent or guardian. When entering the store, there will be an ID check at the entrance. Individuals without ID or minors (even those accompanying someone of legal age) will not be permitted in the store. As well, all staff will be required to complete a provincial training program.***

Additionally, customer, employee and community safety is paramount. All BC Cannabis Stores will have:

- Intruder and fire monitoring systems;

- Interior and exterior camera surveillance;
- Locked and tempered glass display cases for cannabis accessories;
- A secure storage room where product will be kept that will require access cards to enter;
- Durable and reliable commercial-grade doors and locks;
- Security shutters; and
- Smash-resistant windows.

And lastly, defective product will be transported to an off-premise location to be destroyed. Stores will not incinerate or dispose of cannabis products on premise.

All stores will employ unionized staff – stores in large municipalities will have approximately 12-20 employees and stores in smaller municipalities will have approximately 6-12 employees.

Further details regarding BC Cannabis Stores and the LDB's social responsibility efforts are included in the attached slide deck. If you require additional materials or have any questions we would be very happy to provide it. We thank you in advance for your consideration of our application.

Sincerely,



Michael Tan
Executive Director, Cannabis Operations
BC Liquor Distribution Branch

Attachments:

1. BC Cannabis Stores – Slide Deck
2. Completed Cannabis Retail Store Application

BC CANNABIS STORES



**LIQUOR
DISTRIBUTION
BRANCH**



**Professional.
Experienced.
Responsible.**

With nearly 100 years of
experience retailing liquor
products, we know what it
means to be a good neighbour.

Purpose

To make high-quality cannabis products and education available to all customers – from the discerning to the new – through a responsible retail channel that provides expert and friendly service.

SOCIAL RESPONSIBILITY

Every decision is made with a lens that prioritizes public health and safety.

SERVICE

We know our customers intimately and we are highly knowledgeable about the products we sell.

PEOPLE

We are intensely curious, deeply passionate about this space, and nimble, digital thinkers.

INTEGRITY

We always do the right thing and live our values every day, in every role, in every situation.

RESPECT

We work together as a cohesive team and recognize the unique talents of each individual.

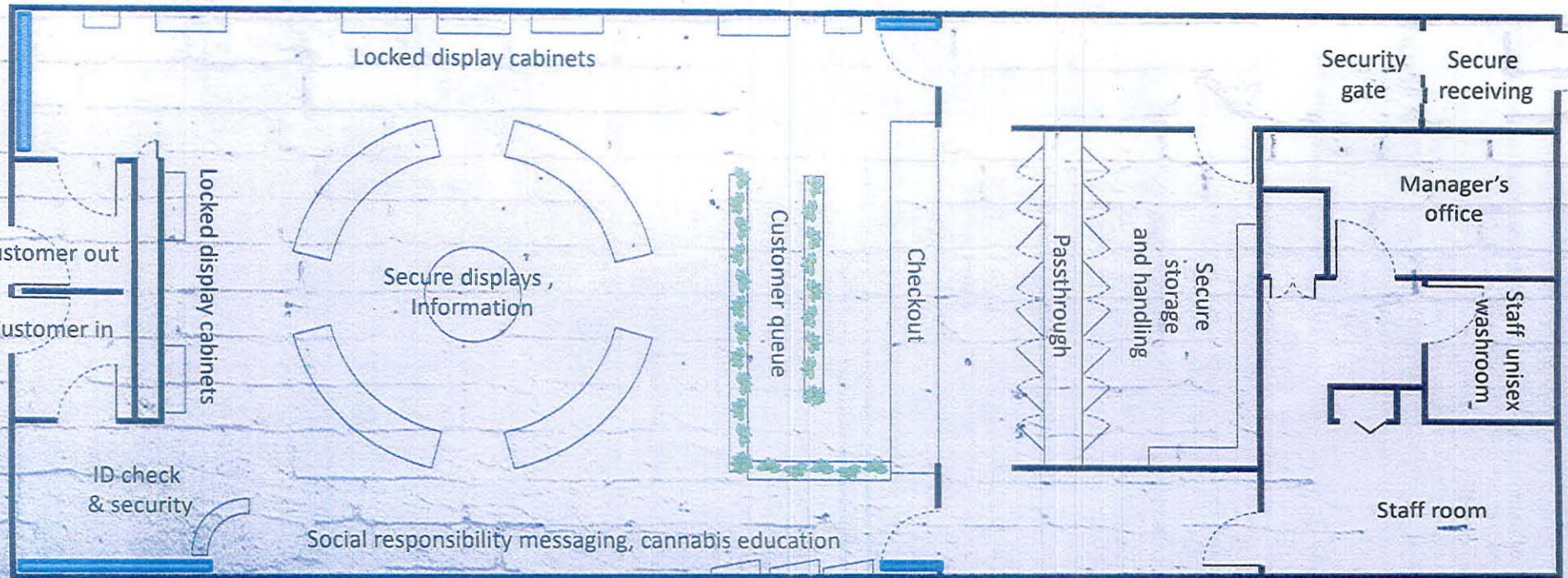
CONTINUOUS IMPROVEMENT

We are agile and quick; we take initiative to fill gaps and propose solutions.

Storefront



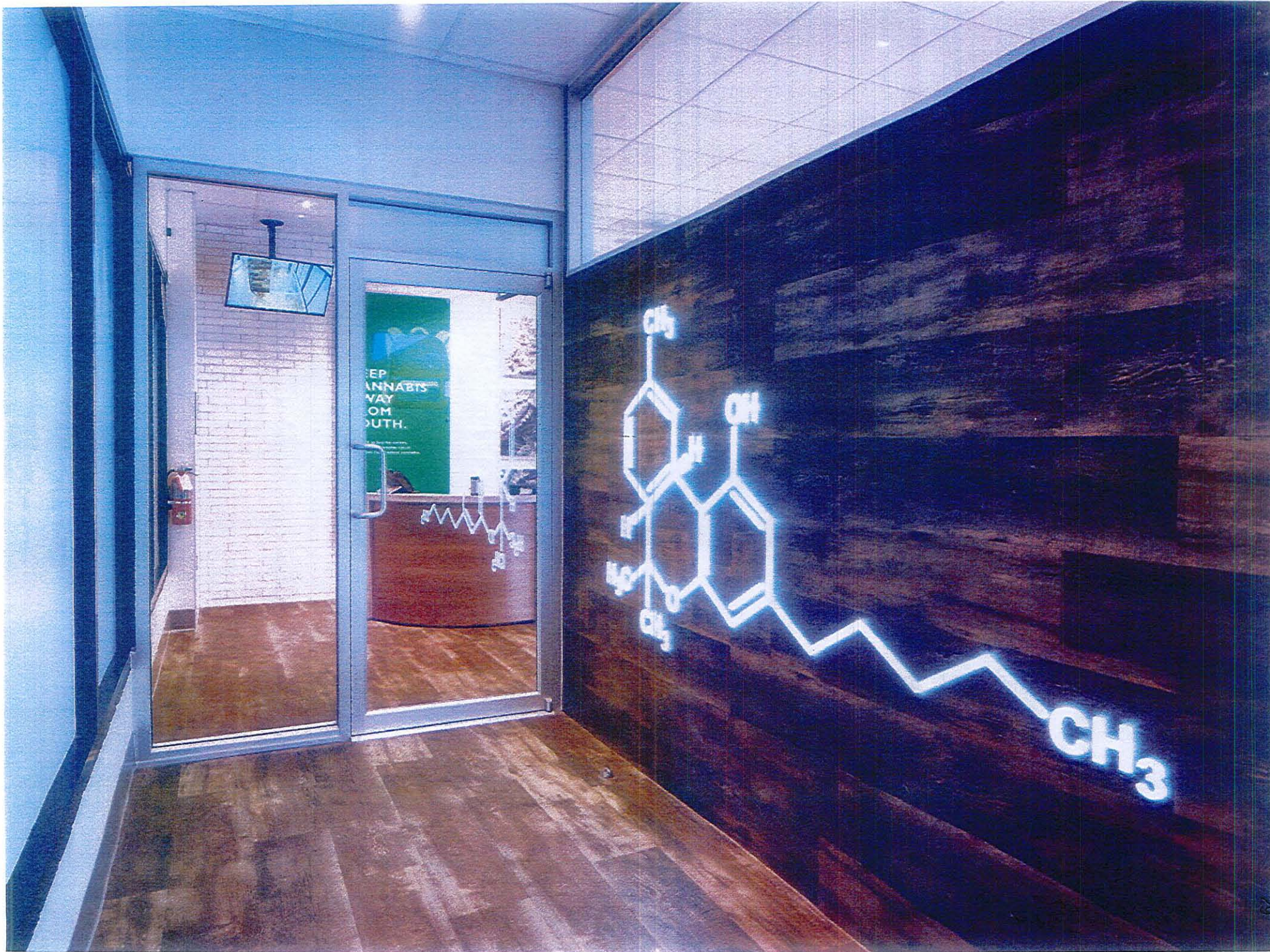
Concept Floorplan:



 = Social responsibility signage

Store interior







KEEP CANNABIS AWAY FROM YOUTH.

It's illegal to buy for minors. Youth are at a greater risk of harm from non-medical cannabis.

BC CANNABIS
bc cannabis



Before You Buy

Plant Anatomy

Plant Types

THC & CBD

Effects

How to Buy





Store operations

- Store entranceways will have a counter for a two ID-check policy to prevent minors from entering the store.
- Store staff and in-store material will create a safe and informed customer experience.
- Digital signage and take-away brochures help educate customers of potential risks associated with cannabis use, supporting our mission of social responsibility (SR).
- Products are kept behind the checkout in an employee-only area of the store, out of sight from minors passing by the front of the store.

Proven track record of public service and accountability that will carry over to cannabis

- Our strict “ID Under 30” policy in BC Liquor Stores is a strong contributing factor to our successful compliance record. For cannabis, for proof of age, all customers will be required to show two pieces of ID.
- Responsible consumption awareness programs in stores and in our communities like **Dry Grad** and **Get Home Safe** protect young people and their community.
- Our at-the-till charitable collections and employee contributions raise nearly \$1 million for local communities annually.
- We thrive as an environmental leader through responsible waste management.



**START
LOW,
GO
SLOW.**

For the safest experience,
start with products that are
low in THC.

BC CANNABIS STORES

bccannabisstores.com

A reputable place to work.

We take pride in being named one of BC's Top Employers time and time again.

- Mandatory criminal background checks are performed on all employees.
- Comprehensive product knowledge and customer service training are integral to the cannabis consultant onboarding experience.
- As with liquor, we will mandate a Serving It Right equivalent certification for all cannabis consultants.
- Each store will have a Store Manager, Assistant Store Manager, and Cannabis Consultants.



A photograph of a set of keys hanging from a door handle. The keys are silver and include a large key with a circular head, a smaller key with a circular head, and a key with a circular head and a long, thin blade. The door handle is also silver and has a circular head. The background is a dark blue gradient.

Safety and security

Customer, employee and community safety is paramount.

- Intruder and fire monitoring systems
- Interior and exterior camera surveillance
- Accessories will be locked in tempered glass display cases.
- A secure storage room that will require access cards to enter.
- Durable and reliable commercial-grade doors and locks.
- Smash-resistant windows.
- Product will not be incinerated or disposed on-premise.

We are committed to working with local governments and local law enforcement agencies



Accountable. Partners.



**LIQUOR
DISTRIBUTION
BRANCH**

CONTACT
Kerri Lore
Director of Policy
kerri.lore@bcldb.com
604-252-3196

CONTACT
Mark Long
A/Director, Real Estate
mark.long@bcldb.com
604-252-3113



BC CANNABIS STORE



October 5, 2018

Erin McEwan
Liquor Distribution Branch
2625 Rupert Street, Vancouver BC V5M 3T5

Dear Ms. McEwan:

Re: Non-Role of the Liquor and Cannabis Regulation Branch in the licensing of public stores.

This letter is to confirm that public stores that are established and operated by the Liquor Distribution Branch (LDB) do not require a licence from and are not regulated by Liquor and Cannabis Regulation Branch.

Under the *Cannabis Control and Licensing Act*, private retail stores may not operate without a licence issued by the general manager, but public cannabis stores are authorized under different legislation, the *Cannabis Distribution Act*, and do not require a licence. LDB should work directly with local governments that are interested in having public cannabis stores in their jurisdictions.

For information on the Liquor and Cannabis Regulation Branch, please refer to:
<https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing>

The guides below are intended to help local governments and Indigenous nations understand their role in the cannabis retail store licence application process. That role involves gathering the views of those potentially affected by the location of a private retail store and providing a recommendation to the General Manager. Please note that these guides may be updated from time to time.

https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/documents/local_government_role_in_licensing_cannabis_retail_stores.pdf

https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/documents/indigenous_nation_role_in_licensing_cannabis_retail_stores.pdf

.../2

**Liquor and Cannabis
Regulation Branch**

Mailing Address:
PO Box 9292 Stn Prov Govt
Victoria BC V8W 9J8
Telephone: 250 952-5787
Facsimile: 250 952-7066

Location:
400-645 Tyee Road
Victoria, BC V9A 6X5

www.gov.bc.ca/liquorregulationandlicensing

If you have any questions or concerns, please do not hesitate to contact me at 778 974-2347 or Suzanne.Bell@gov.bc.ca.

Yours sincerely,

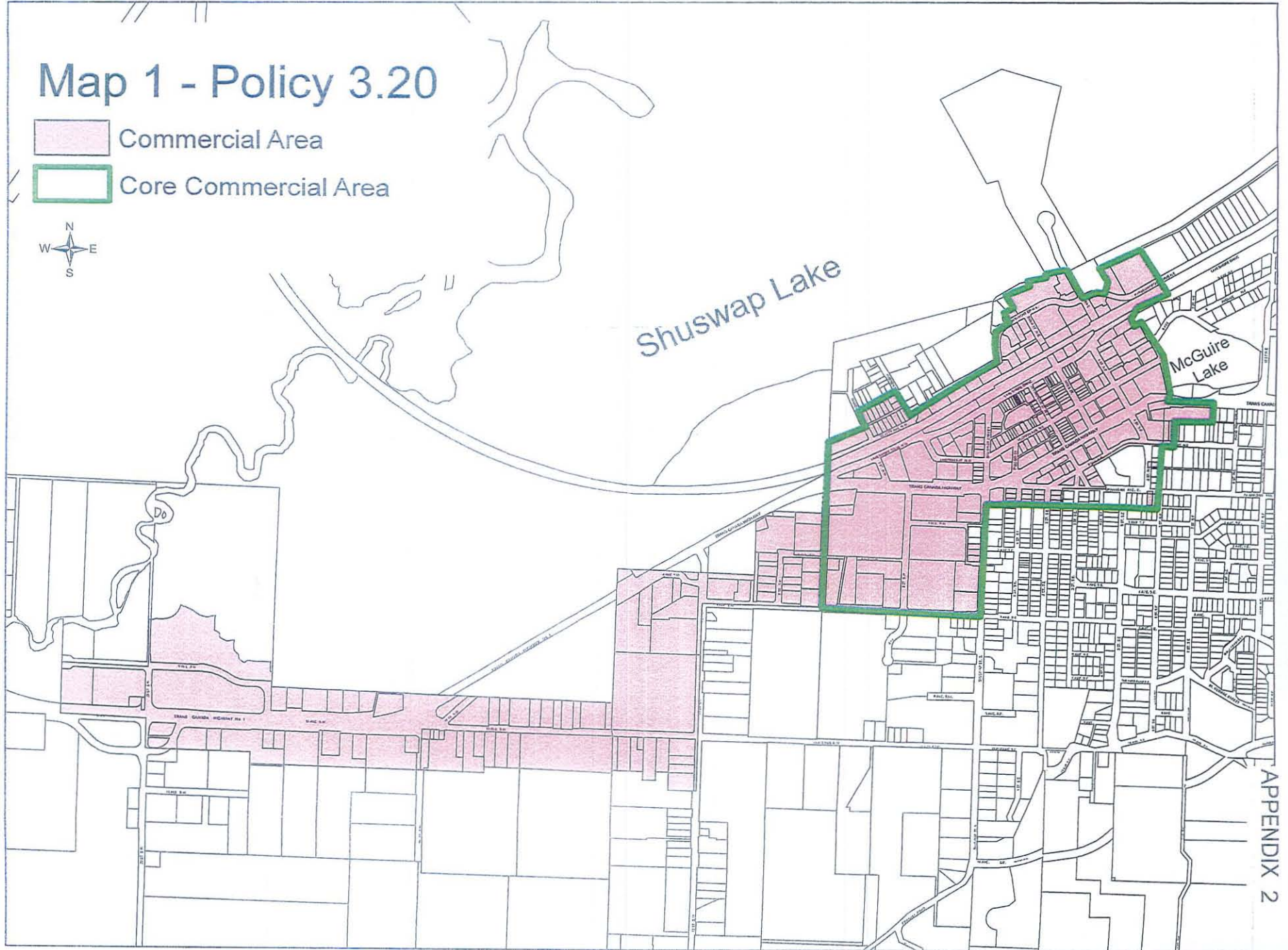


Suzanne N. Bell
Deputy General Manager
Licensing and Local Government Liaison
Liquor Control & Licensing Branch

cc: Joshua Huska, Licensing Manager
Julia Bates, Licensing Manager

Map 1 - Policy 3.20

-  Commercial Area
-  Core Commercial Area



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**CITY OF
SALMON ARM**

File: 2019-51

TO: His Worship Mayor Harrison and Members of Council

FROM: Robert Niewenhuizen, Director of Engineering & Public Works

DATE: January 11, 2019

SUBJECT: TCH Corridor Safety Improvements - Implementation

FOR INFORMATION**BACKGROUND:**

At the Regular Council meeting of October 10, 2017, City Council approved the proposed Phase I improvements (Resolution 0401-2017), outlined in the staff report dated July 26, 2017 and as recommended in the Trans-Canada Highway (TCH) Corridor Safety Study (2013) prepared by ISL Engineering Ltd.

City Council instructed City staff at that time to enter into an agreement with the Ministry of Transportation and Infrastructure (MOTI) and ICBC for cost sharing the improvements subject to the funding being reviewed during the 2018 budget discussions. The required funding of \$250,000.00 was approved in the 2018 budget with the funding apportioned as follows: City \$88,000.00, ICBC \$75,000.00 and MOTI \$87,000.00.

In June of 2018 the City received the funding agreements from both ICBC and MOTI for the project. A report was presented to City Council on July 9, 2018 with the purpose of informing Council of City Staff's intent to execute the agreements so that the project could be initiated. During Council's discussion a motion was made to reconsider resolution 0401-2017 and that it be deferred until after the 2018 Inaugural meeting of the new Council (Resolution 0318-2018 attached). City Staff informed both MOTI and ICBC of the deferral. MOTI expressed their concerns with delaying the safety improvements.

On November 30, 2018, after the Municipal Elections, City Staff met with MOTI to discuss next steps for the corridor safety improvements. During discussions MOTI indicated that they would prefer to complete the improvements in cooperation with the City, however, they were clear that even without City support they will be compelled to complete safety improvements through the corridor at some point in the near future.

MOTI also brought forward an alternate proposal for improvements along the corridor should Council wish to retain the lights at Ross Street for traffic flow purposes. This alternate would maintain the signalized intersection at Ross Street but would see the removal of the lights at Alexander Street. Staff do not recommend proceeding with the alternate proposal as it would result in less access to the downtown core (signal lights at Shuswap Street and Ross Street only) and continue the significant traffic loading through the playground zones.

Although the project was initially approved as a Phased project, MOTI and City Staff determined through the discussion that there is more benefit to completing the project in one phase due to several factors including:

- Overall project savings through economies of scale;
- Minimized time frame to realize full safety benefits from improvements;
- Maximized improvements to access to and egress from the downtown core; and
- Concentration of construction and driver disruption over shorter time frame.

The full project scope includes relocating the traffic signals at Ross Street to 4 Street NE; restricting access at 6 Street, Ross Street and McLeod Street NE and adding full movements to the traffic signals at Shuswap Street and 4 Street NE (advanced left turns into and out of the downtown core). While nothing is perfect, Staff believe that this revision of scope will best address traffic movements from the growth areas of the City, for examples see Appendix A.

City Staff believe the addition of the advanced left turn movements to be the most beneficial of the improvements for both safety and traffic flow through the downtown core. Advanced left turn movements remove conflict with pedestrians and oncoming traffic which allows traffic to efficiently and safely clear the intersection. This will help reduce queues entering and exiting the downtown which can currently build enough to disrupt traffic movement within the core. Most importantly, the advanced lefts will help eliminate the pedestrian and cyclist incidents and near misses (regularly reported at the intersection of Shuswap Street and the TCH) and together with restricting movements at non-signalized intersections, significantly improve safety throughout the corridor. (See Appendix B & C)

MOTI has verbally agreed to allowing Gateway signage improvements on the TCH Corridor as well as speed reader boards however this would be at the City's expense and these costs have not been included in the 2019 budget. If Council wishes to pursue these additional improvements they could be investigated at a later date. We would foresee some consultation with Downtown Salmon Arm on the design of any gateway signage.

The completion of the Phase 2 work would see an increase in costs to the project; however as previously noted, MOTI and City Staff believe it to be in the best interest of the community that all of the improvements be completed at the same time.

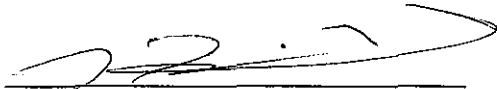
MOTI has estimated the cost of works to be \$330,000.00 for Phase 1 and \$220,000.00 for Phase 2 which includes new signals at Shuswap Street. MOTI has indicated that they will cover the majority of the Phase 2 cost; however, request that the City provide funding for the new traffic signal controller at Shuswap Street and the TCH. This item is estimated at \$30,000.00 and has been identified in the 2019 Capital Budget.

In speaking with the MOTI project engineer the intent is to complete the works this summer with much of the work being done during the evenings to limit the impact to the traffic flows along the TCH and into the downtown core.

City Staff note that completion of these works in advance of the Ross Street Underpass may cause interim traffic 'headaches' until the three-way stop at 4 Street and Lakeshore Road can be installed; however, due to the condensed connectivity within the downtown core, we anticipate drivers will revise their routes as necessary in the interim.

City Staff firmly believe that now is the time to proceed with these improvements.

Respectfully submitted

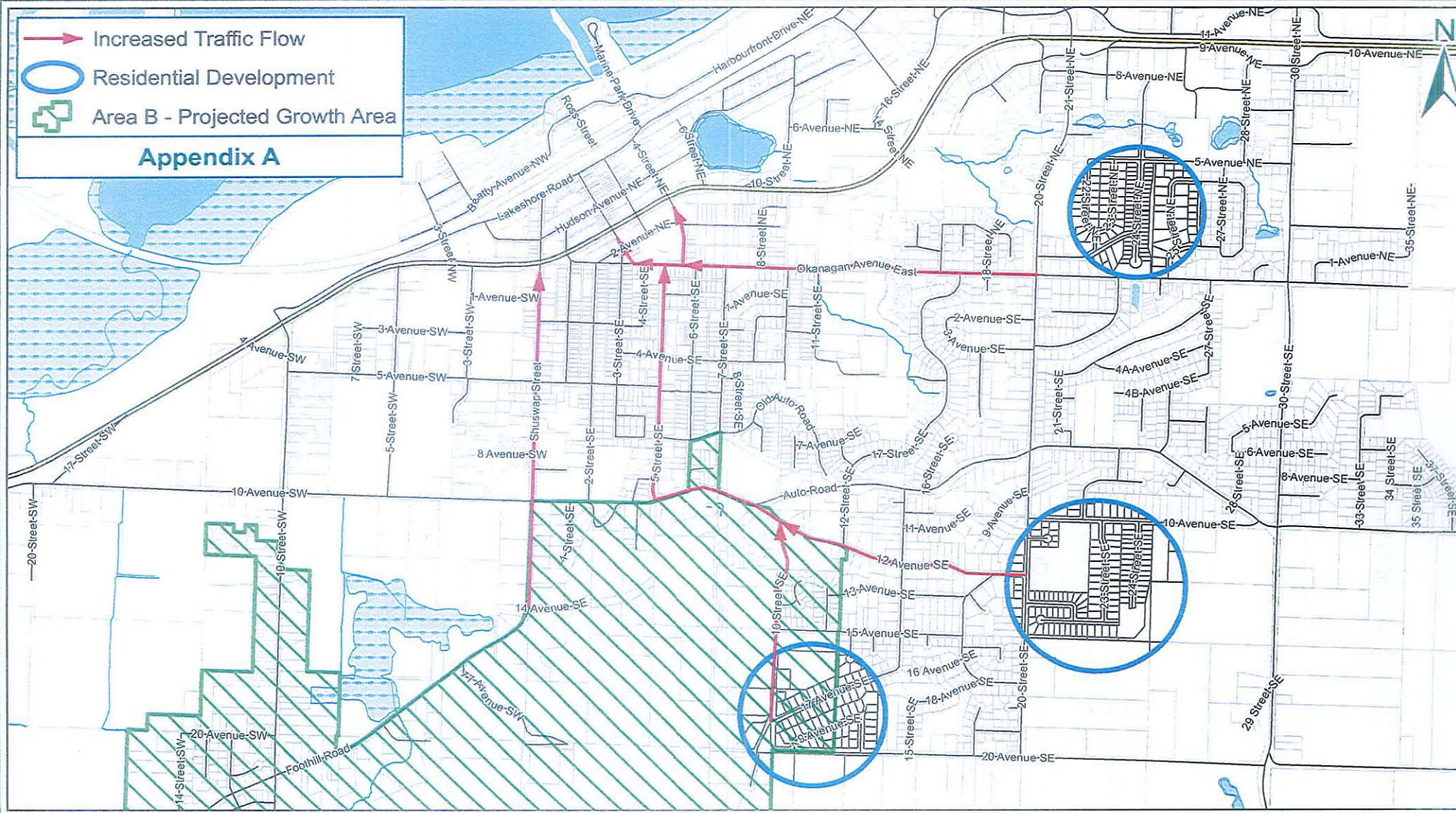


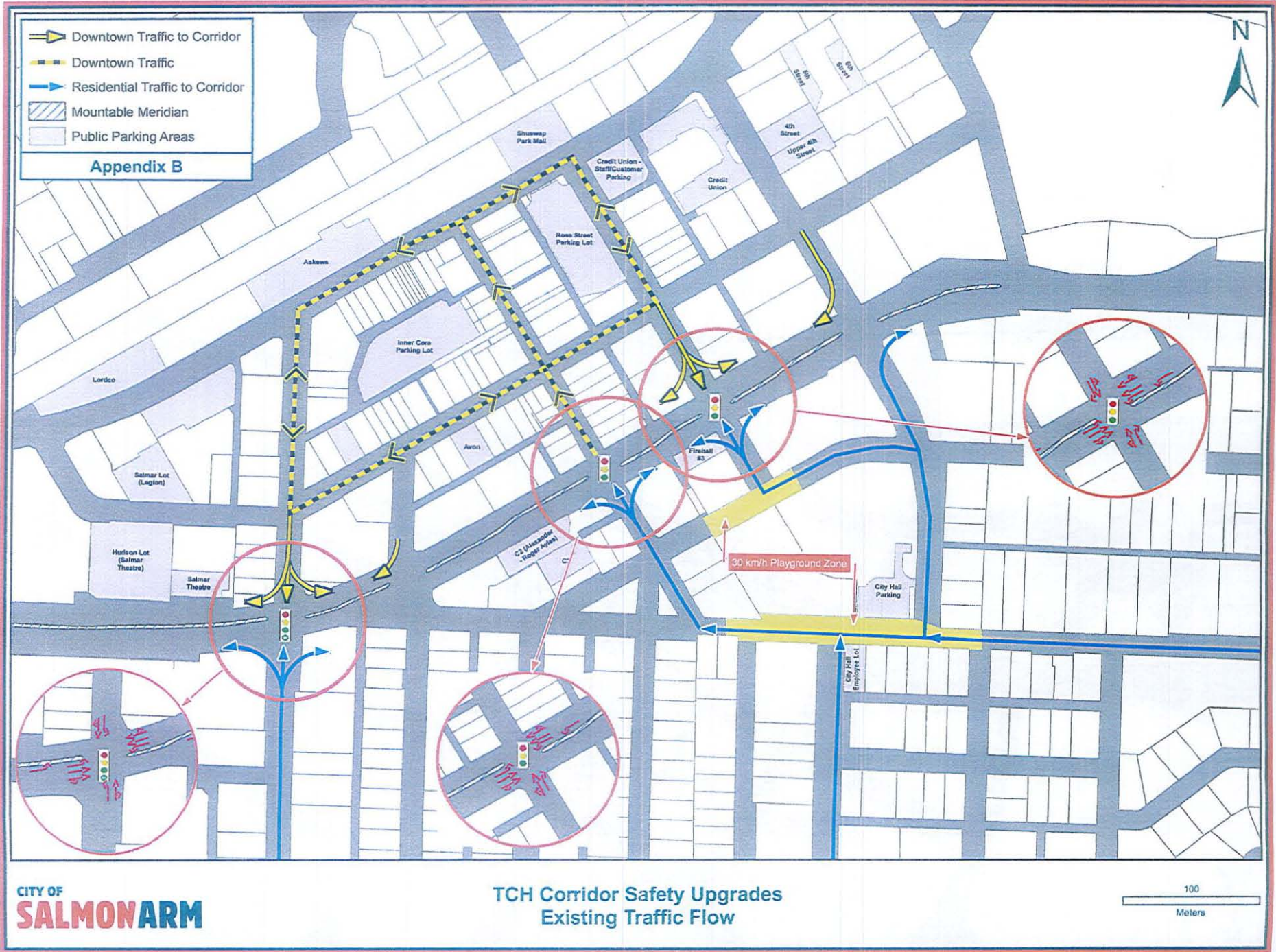
Robert Niewenhuizen, A.Sc.T
Director of Engineering & Public Works

cc Chelsea Van De Chappelle, CFO

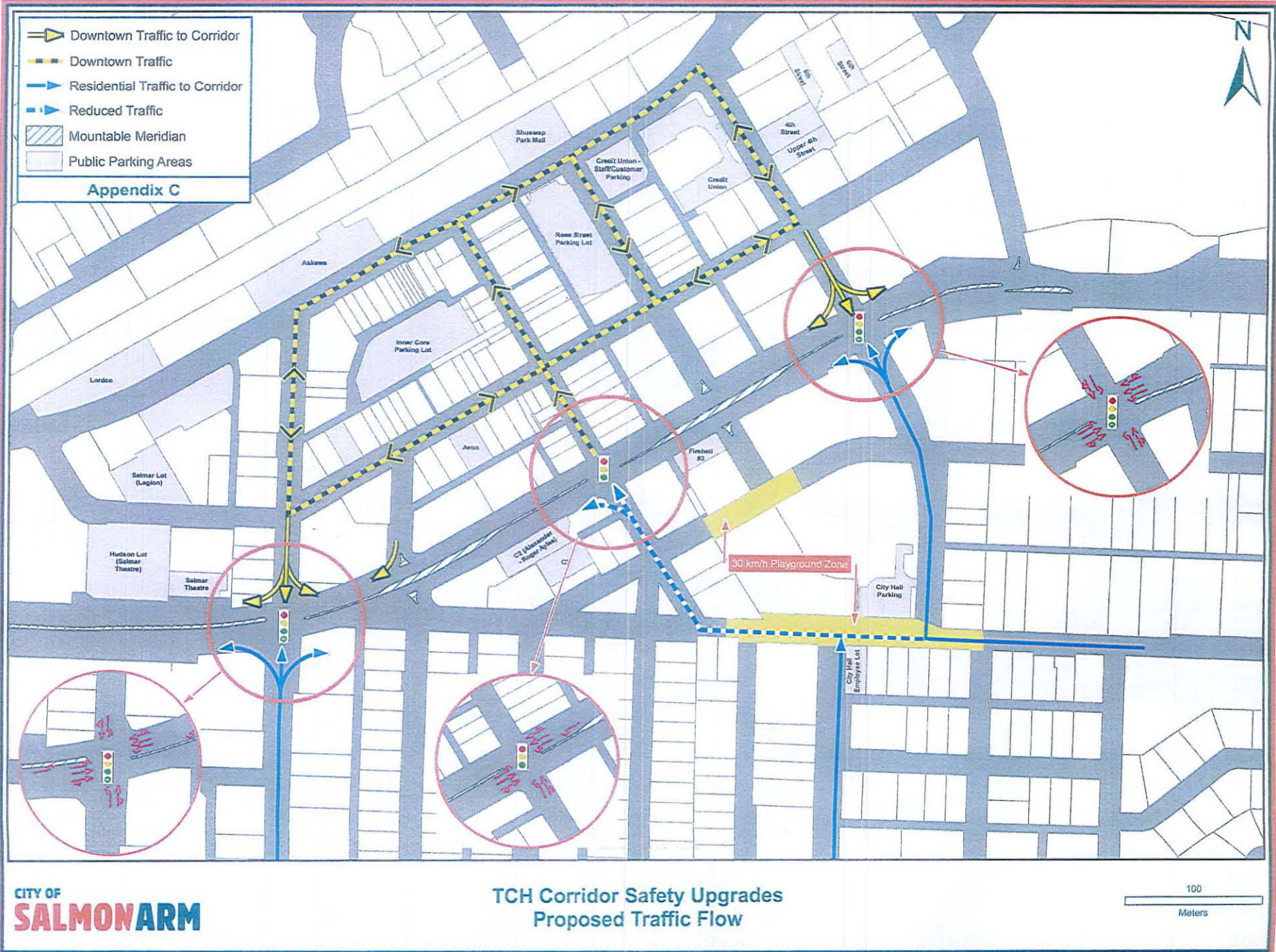
-  Increased Traffic Flow
-  Residential Development
-  Area B - Projected Growth Area

Appendix A





X:\Administration\Dept\Information Services\GIS\Projects\TCH Corridor Safety Upgrades\Existing Corridor Traffic Flows.mxd



X:\Information Systems\GIS\Projects\TCH Corridor Safety Upgrades\Proposed Corridor Traffic Flow.mxd



Agricultural Land Commission
 201 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000
 Fax: 604 660-7033
 www.alc.gov.bc.ca

January 8, 2019

ALC File: 57674

Kurt Alberts
 DELIVERED ELECTRONICALLY

Dear Mr. Alberts:

Re: Application 57674 to conduct a non-farm use in the Agricultural Land Reserve

Please find attached the Reasons for Decision of the Okanagan Panel for the above noted application (Resolution #7/2019). As agent, it is your responsibility to notify the applicant accordingly

Review of Decisions by the Chair

Under section 33.1 of the *Agricultural Land Commission Act* (ALCA), the Chair of the Agricultural Land Commission (the Commission) has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Request for Reconsideration of a Decision

Under section 33(1) of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. The request must be received within one (1) year from the date of this decision's release. For more information, refer to *ALC Policy P-08: Request for Reconsideration* available on the Commission website.

Please direct further correspondence regarding this application to ALC.Okanagan@gov.bc.ca.

Yours truly,

Riccardo Peggi, Land Use Planner

Enclosure: Reasons for Decision (Resolution #7/2019)

cc: City of Salmon Arm (File: ALC-377)



AGRICULTURAL LAND COMMISSION FILE 57674
REASONS FOR DECISION OF THE OKANAGAN PANEL

Non-Farm Use Application Submitted Under s. 20(3) of the Agricultural Land Commission Act

Applicant: Mountainview Baptist Church, Inc. No. S-0044913

Agent: Kurt Alberts

Property: Parcel Identifier: 009-505-156
Legal Description: Lot 1, Section 30, Township 20,
Range 9, West of the 6th Meridian, Kamloops
Division Yale District, Plan 11195
Civic: 4480 30th Street NE, Salmon Arm, BC
Area: 1.2 ha

Panel: Gerald Zimmermann, Okanagan Panel Chair
Jim Johnson

**OVERVIEW**

- [1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act (ALCA)*. The Property is located within Zone 1 as defined in s. 4.2 of the ALCA.
- [2] Pursuant to s. 20(3) of the ALCA, the Applicant is applying to the Agricultural Land Commission (the "Commission") to construct a new church building on the Property with an approximate footprint of 400 sq. metres (the "Proposal"). The new building is proposed to be built near the existing church building on the Property. The Applicant requires expanded facilities to accommodate expected future growth and changing demographics of its congregation. The existing building on the Property is utilized for outreach programs as well as Sunday school therefore church services are currently held elsewhere as a temporary arrangement. The construction of a new church building would allow for the Applicant to host services, Sunday school programs and other outreach programs on the same Property.
- [3] The issue the Panel considered is whether the Proposal will impact the agricultural utility of the Property.
- [4] The Proposal was considered in the context of the purposes of the Commission set out in s. 6 of the ALCA. These purposes are:
- (a) to preserve agricultural land;
 - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.



EVIDENTIARY RECORD

[5] The Proposal along with related documentation from the Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[6] The subject lands have been utilized for institutional uses for approximately 100 years. In 1918 the Broadview Elementary School was constructed on the subject lands. In 1959, an adjacent 0.8 ha was purchased and consolidated with the school property which resulted in the current configuration of the Property. The school use continued until 2005 when the Property was leased to the Mennonite Church for assembly purposes. In 2013 the Property was purchased by the Applicant and is currently used for Sunday school and community outreach.

[7] The 0.4 ha area which fronts onto 30th Street NE contains the existing church building and parking area on the Property. The Applicant intends to construct the new church building in this area between the existing church building and the street. The other 0.8 ha of the Property is utilized for accessory parking, septic, and play areas.

EVIDENCE AND FINDINGS

Issue: Whether the Proposal will impact the agricultural utility of the Property.

[8] To assess agricultural capability on the Property, the Panel referred to agricultural capability ratings. The ratings are identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The improved agricultural capability ratings applicable to the Property are Class 2 and Class 3, more specifically (6:2X – 4:3TM).

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.



Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

The limiting subclasses associated with this parcel of land are X (a combination of soil factors), T (topographic limitations), and M (moisture deficiency).

[9] Based on the agricultural capability ratings, the Property has prime agricultural capability.

[10] The Panel reviewed the Application and understand that the Property has been utilized for institutional uses for approximately 100 years. Although the historic use limits the current agricultural utility of the Property, the Panel considered the impact of additional permanent church infrastructure on the Property. The Panel finds that the proposed expansion would encourage non-farm use of the Property and further restrict the possibility of agriculture being carried out.

[11] The City of Salmon Arm designates the Property as "Acreage Reserve" in the Official Community Plan (OCP) and zones the Property as A-2 "Rural Holding" in the Zoning Bylaw. Neither designation allows for church nor for assembly use and the OCP does not support institutional uses in the rural areas of the City. Approval of the Proposal would require rezoning of the Property. The Panel finds that the Proposal is not supported by the zoning and OCP policies in the area and rezoning the Property to allow for the Proposal would further perpetuate the non-farm use of the Property and discourage agricultural use.

[12] The Panel considered the mandate of the Commission which is to preserve agricultural land and to encourage farming with other communities of interest. The Panel considers that the Proposal further develops a non-farm use on the Property and that institutional uses are better suited to lands outside of the ALR.

DECISION

[13] For the reasons given above, the Panel refuses the Proposal construct a new church building on the Property with an approximate footprint of 400 sq. metres.



[14] These are the unanimous reasons of the Panel.

[15] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.

[16] Resolution #7/2019
Released on January 8, 2019

A handwritten signature in black ink, appearing to read 'G. Zimmermann', with a long horizontal flourish extending to the right.

Gerald Zimmermann, Panel Chair

On behalf of the Okanagan Panel

Director of Engineering & Public Works

Ice and Snow Control Program

6.2

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