



Planning Application Information Sheet

Application Type: Rezoning

File Number: 3360-20/20210047

Bylaw(s): South Cariboo Area Zoning Amendment Bylaw No. 5340, 2021

Electoral Area: L

Date of Referral: August 18, 2021

Date of Application: August 03, 2021

Property Owner's Name(s): CARIBOO SEAFOOD SHACK INC

Applicant's Name: Harkamal Maan

SECTION 1: Property Summary

Legal Description(s): Strata Lot 8, District Lot 4456, Lillooet District, Strata Plan KAS2220, Together With An Interest In The Common Property Proportion To The Unit Entitlement Of The Strata Lot, As Shown On Form V

Property Size(s): 0.06 ha (0.16 ac.)

Area of Application: 0.06 ha (0.16 ac.)

Location: 7109 Lakes Blvd.

Current Designation:
Interlake Corners Development

Min. Lot Size Permitted:
N/A

Current Zoning:
Special Exception Light Industrial (M 1-4)

Min. Lot Size Permitted:
557 sq. m (5,996 sq. ft.)

Proposed Zoning:
Special Exception M 1-6

Min. Lot Size Permitted:
557 sq. m (5,996 sq. ft.)

Proposal: To allow for retail cannabis sales.

No. and size of Proposed Lots: No new lots, current lot 0.06 ha (0.16 ac.)

Existing Buildings: Commercial Strata Building

Proposed Buildings: No proposed buildings

Road Name: Lakes Boulevard

Road Type: Paved

Within the influence of a Controlled Access Highway: Highway 24

Services Available: Hydro, Telephone, Strata Water System (Reservoir), Strata Sewerage System

Within the confines of the Agricultural Land Reserve: No

Required to comply with the Shoreland Management Policy: N/A

Within Development Permit Area: Yes

Development Permit Area Name: Development Permit Area No. 1 - Form and character of Commercial and Industrial land development

Adjoining Properties: (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	275 Self Storage	0.48 ha (1.19 ac.)
	276 Lumber Yard Or Building Supplies	1.21 ha (2.99 ac.)
(b) South	190 Other	0.06 ha (0.16 ac.)
	202 Store(S) And Living Quarters	0.06 ha (0.16 ac.)
	203 Stores And/Or Offices With Apartments	0.06 ha (0.16 ac.)
	272 Storage & Warehousing (Open)	0.06 ha (0.16 ac.)
	401 Industrial (Vacant)	0.06 ha (0.16 ac.) - 0.47 ha (1.18 ac.)
(c) East	200 Store(S) And Service Commercial	0.06 ha (0.16 ac.)
	203 Stores And/Or Offices With Apartments	0.07 ha (0.18 ac.)
	401 Industrial (Vacant)	0.06 ha (0.16 ac.)

(d) West	190 Other	0.06 ha (0.16 ac.)
	200 Store(S) And Service Commercial	0.45 ha (1.11 ac.)
	208 Office Building	0.13 ha (0.33 ac.)

PLANNING COMMENTS

Background:

It is proposed to rezone 7109 Lakes Boulevard, a strata property in the Interlakes Corners development from Special Exception M 1-4 to Special Exception M 1-6 to allow for cannabis retail sales. A concurrent non-medical cannabis retail sales referral has been received from the BC Liquor and Cannabis Regulation Branch (LCRB); file 3370-20/20210049

The property is currently zoned Special Exception M 1-4, which permits for the light industrial uses associated with the M 1 zone, and in addition permits a variety of General Commercial uses. The proposed special exception zone would add retail sales, cannabis to the list of permitted non-residential uses that are included in the original special exception zone. As such the only land use change associated with this rezoning application would be for the sale of cannabis products in accordance with provincial regulations. The proposed special exception zone reads as follows:

5.6.3 Special M 1 Zones

5.6.3.6 Special Exception M 1-6 Zone (3360-20/20210047)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned M 1-6, the permitted non-residential uses shall include:

(b) NON-RESIDENTIAL USES:

- i) Retail sales, cannabis
- ii) General store, convenience store, grocery store;
- iii) Retail sale of household and personal goods;
- iv) Business or professional office;
- v) Restaurant, bakery, delicatessen;
- vi) Personal service shop;
- vii) Postal outlet;
- viii) Banks or financial institution;

All other provisions of the M 1 zone apply.

Location and Surrounding:

The subject property is located within the Interlakes Corners strata development, located at the corner of Lone Butte Highway 24 and Horse Lake Road. This site is a major commercial hub for the South Cariboo Area. The site is just north of Sheridan Lake. The Interlakes Corners development is within Development Permit Area No. 1 – Form and Character of Commercial and Industrial Land Development. The site is currently the location of a closed restaurant. Within the strata development, the store is located at the corner of Lakes Boulevard and Levick Crescent.

CRD Regulations and Policies:

3501-South Cariboo Area Zoning Bylaw, 1999

5.6 LIGHT INDUSTRIAL (M 1) ZONE

5.6.1 USES PERMITTED

- (b) NON-RESIDENTIAL USES:
 - i. Uses permitted in the Service Commercial (C 4) zone;
 - ii. The construction, storage and repair of boats, bicycles, trailers, recreational vehicle and prefabricated buildings, signs, finished concrete products, ceramics, wood and fibreglass products;
 - iii. Manufacturing, processing and packaging of dairy, food and meat products excluding fish and including only pre-dress meats and eviscerated poultry, peat and other soil-related products, composting facilities, and products using recycled materials;
 - iv. Animal incineration; provided the activity is in conformance with applicable provincial and federal legislation;
 - v. Warehousing, including frozen food lockers, cold storage plants, feed and seed storage and distribution;
 - vi. Packing and crating, bottling and distribution plants, including a micro-brewery;
 - vii. Contractor's office, shop, or yard;
 - viii. Vocational training facilities, including administrative offices;
 - ix. Mini-storage and self storage facilities;
 - x. Office, wholesale and retail sales ancillary to the permitted non-residential uses;
 - xi. Ancillary buildings.

2019-6A-27 Non-Medical Cannabis Retail Sales Policy:

1. General

- a) The CRD will only consider lawful cannabis-related land uses that are permitted under provincial and federal legislation.
- b) Rezoning applications to permit cannabis retail sales will only be considered on a site-specific basis in Commercial zones.

4. Criteria for Reviewing LCRB Referrals

- a) A minimum separation distance of 300 m between cannabis retail sales and the following locations will be preferred (the minimum distance is calculated as a straight line from the edge of each parcel):
 - i) Daycares;
 - ii) Community Care Facilities;
 - iii) Hospitals;
 - iv) Libraries;
 - v) Parks;
 - vi) Playgrounds;
 - vii) Schools; and
 - viii) Other cannabis retail sales establishments.

- b) The CRD Board may consider one or more of the following when voting on a resolution that will be forwarded to the LCRB:
 - i) Location of the establishment;
 - ii) Proximity of the establishment to other social or recreational facilities and public buildings;
 - iii) Proposed hours of operation;
 - iv) Traffic, noise, parking, and zoning; and
 - v) Other matters the CRD Board of Directors deems relevant.

Rationale for Recommendations:

Planning staff are supportive of this application receiving 1st and 2nd reading. A future Public Hearing, as required for rezoning and official community plan amendment bylaws, will also satisfy the LCRB requirement for public consultation.

Staff note that the Cariboo Regional District cannabis policy envisions a 300-meter distance from retail cannabis locations to key social amenities including libraries. The Interlakes branch of the Cariboo Regional District Library is located within the Interlakes Corners development area. The properties are approximately 45 meters from their closest points. The Interlakes Corners development area serves as the primary commercial area within the Interlakes Area. This area is primarily a light industrial development but allows for a broad range of commercial uses associated with a general commercial use. For this reason, adding a proposed retail sales, cannabis use would meet the policy intent of retail locations being directed to commercial zoned areas.

The Ministry of Transportation and Infrastructure (MOTI) has no objection in principle to the proposed rezoning, subject to adequate onsite parking. The applicants have demonstrated that the parking exceeds requirements of the South Cariboo Area Zoning Bylaw with onsite parking, and further street parking is available on the strata road.

The Electoral Area 'L' Advisory Planning Commission (APC) is in support of the proposal. The APC states it will be a good use of what is now an empty business and that it seems to have no negative impact on the community.

The CRD Building Services department has no objection to the proposal. Interior renovations may require a building permit.

Recommendation:

That South Cariboo Area Zoning Amendment Bylaw No. 5340, 2021 be read a first and second time.

REFERRAL COMMENTS

Health Authority: October 28, 2021

See attached.

Ministry of Transportation and Infrastructure: August 23, 2021

2021-04658

The Ministry has no objection in principle to the proposed rezoning to allow for retail cannabis sales. Applicant should ensure adequate parking onsite for patrons.

Advisory Planning Commission: September 13, 2021

See attached.

Ministry of Environment and Climate Change Strategy:

No response.

CRD Chief Building Official: September 21, 2021

The CRD Building Services Department has no objection to the proposal. Interior renovations may require a building permit.

BOARD ACTION

October 1, 2021:

That South Cariboo Area Zoning Amendment Bylaw No. 5340, 2021 be read a first and second time, this first day of October, 2021.

December 10, 2021:

That South Cariboo Area Zoning Amendment Bylaw No. 5340, 2021 be read a third time this 10th day of December, 2021.

ATTACHMENTS

Appendix A: Bylaw 5340
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Appendix E: Proposed Floorplan
Other: Applicants Supporting Documentation
Advisory Planning Commission Comments
Interior Health Comments
Public Hearing Results



CARIBOO REGIONAL DISTRICT

BYLAW NO. 5340

A bylaw of the Cariboo Regional District, in the Province of British Columbia, to amend Bylaw No. 3501, being the "South Cariboo Area Zoning Bylaw No. 3501, 1999".

WHEREAS the *Local Government Act* authorizes the Regional Board to amend a Zoning bylaw after a public hearing and upon the affirmative vote of the Directors.

WHEREAS an application has been received to rezone property.

NOW, THEREFORE, the Board of Directors of the Cariboo Regional District, duly assembled, enacts as follows:

1. CITATION

This bylaw may be cited for all purposes as the "South Cariboo Area Zoning Amendment Bylaw No. 5340, 2021".

2. AMENDMENT

Bylaw No. 3501 of the Cariboo Regional District is amended by:

- i) Including Section 5.6.3.6 into Schedule "A" as follows:

5.6.3.6 Special Exception M 1-6 Zone (3360-20/20210047)

Notwithstanding any other provisions of this bylaw to the contrary, on lands zoned M 1-6, the permitted non-residential uses shall include:

(b) NON-RESIDENTIAL USES:

- i) Retail sales, cannabis;
- ii) General store, convenience store, grocery store;
- iii) Retail sale of household and personal goods;
- iv) Business or professional office;
- v) Restaurant, bakery, delicatessen;
- vi) Personal service shop;
- vii) Postal outlet;
- viii) Banks or financial institution;

All other provisions of the M 1 zone apply.

- ii) rezoning Strata Lot 8, District Lot 4456, Lillooet District, Strata Plan KAS2220, Together With An Interest In The Common Property Proportion To The Unit Entitlement Of The Strata Lot, As Shown On Form V from Special Exception M 1-4 zone to Special Exception M 1-6 zone; and
- iii) amending Schedule "C" accordingly.

READ A FIRST TIME THIS 1st DAY OF October, 2021.

READ A SECOND TIME THIS 1st DAY OF October, 2021.

A PUBLIC HEARING WAS HELD ON THE 16th DAY OF November, 2021.

READ A THIRD TIME THIS 10th DAY OF December, 2021.

APPROVED UNDER THE "TRANSPORTATION ACT" THIS 10th DAY OF January, 2022.



Arden Piche
Development officer

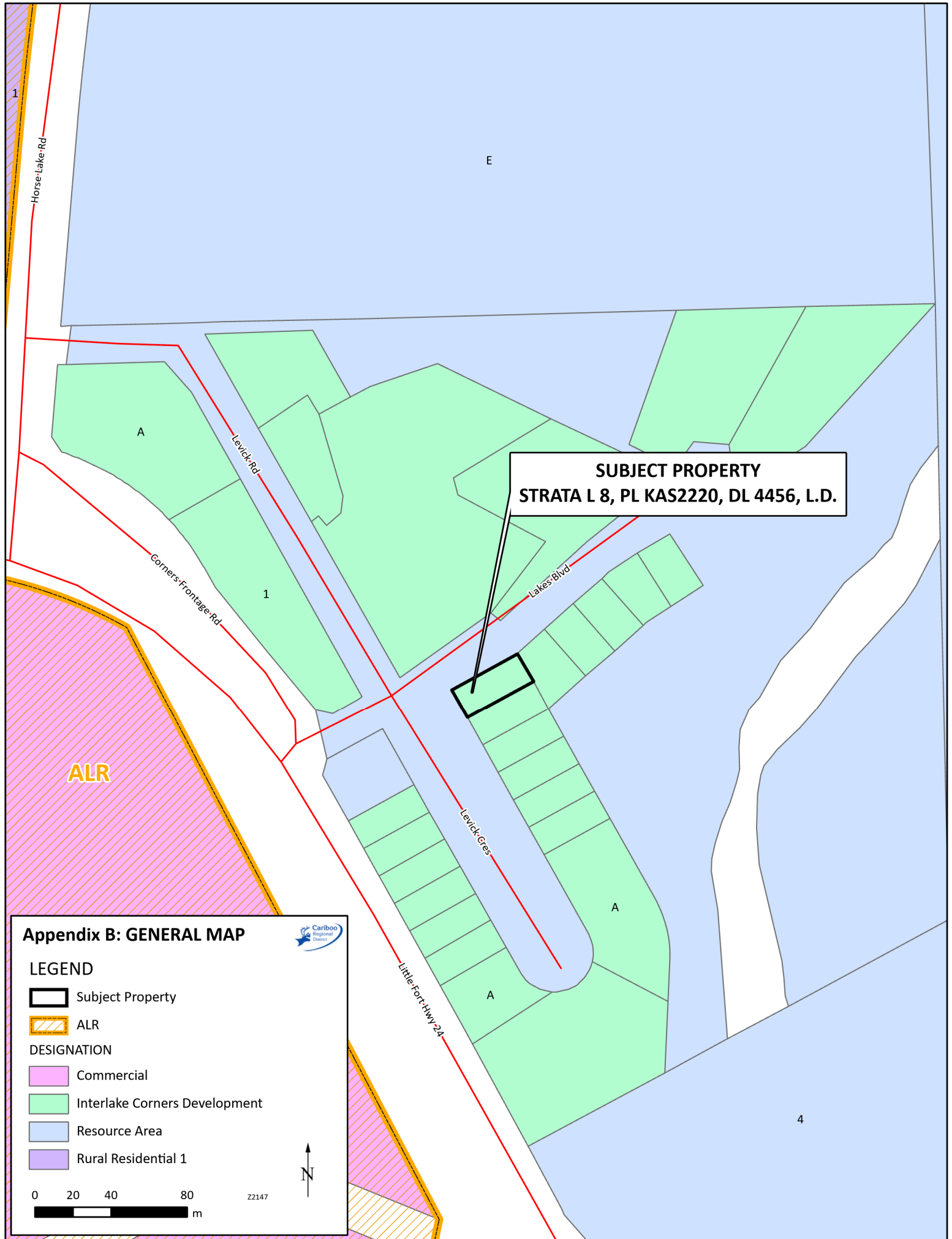
ADOPTED THIS _____ DAY OF _____, 2022.

Chair

Manager of Corporate Services

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 5340, cited as the "South Cariboo Area Zoning Amendment Bylaw No. 5340, 2021", as adopted by the Cariboo Regional District Board on the day of _____, 2022.

Manager of Corporate Services



SUBJECT PROPERTY
STRATA L 8, PL KAS2220, DL 4456, L.D.

Appendix B: GENERAL MAP



LEGEND

Subject Property

ALR

DESIGNATION

Commercial

Interlake Corners Development

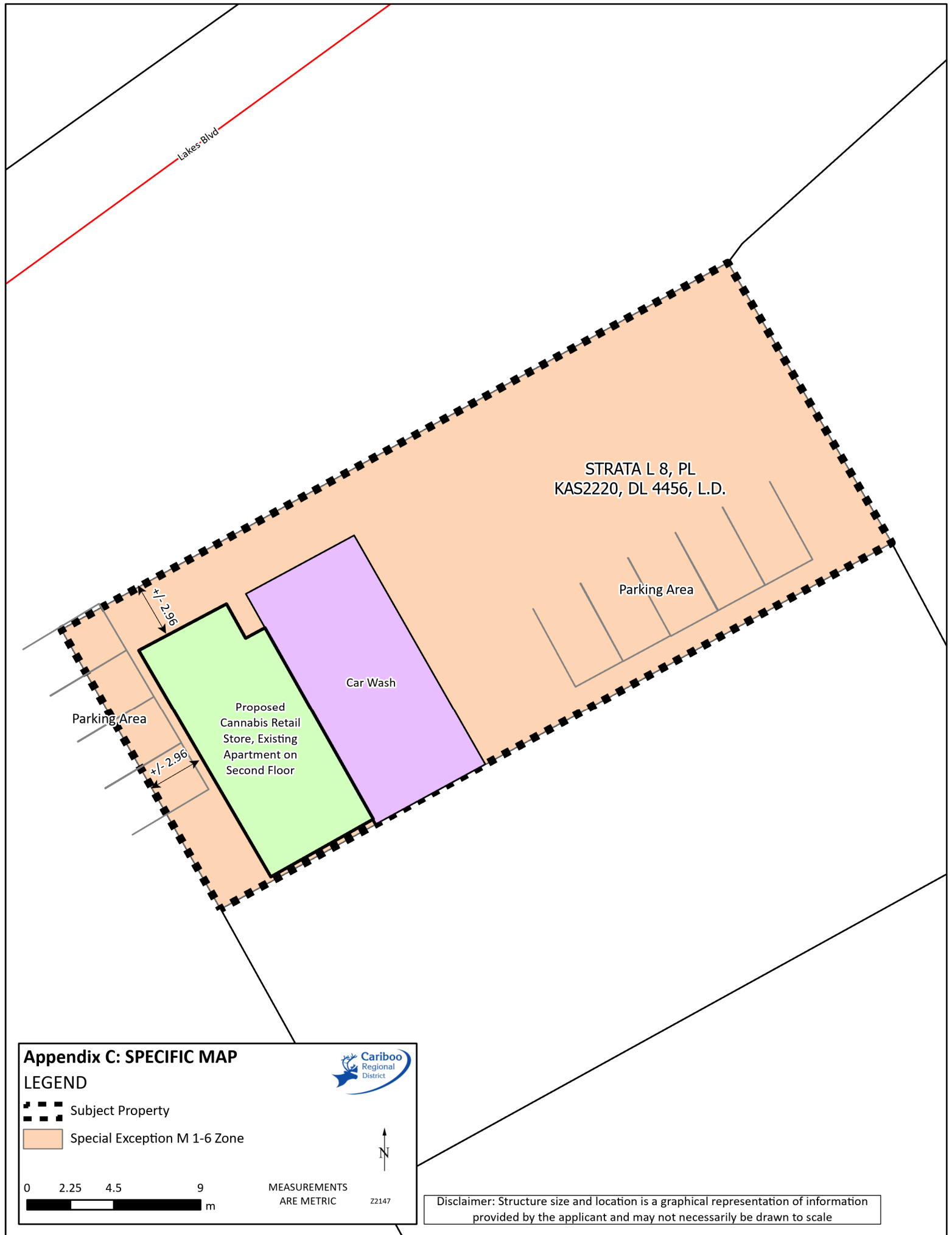
Resource Area

Rural Residential 1

0 20 40 80
 m



Z2147





Appendix C: SPECIFIC MAP

LEGEND

-  Subject Property
-  Special Exception M 1-6 Zone



0 2.25 4.5 9
m

MEASUREMENTS
ARE METRIC

Z2147

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale



SUBJECT PROPERTY
STRATA L 8, PL KAS2220, DL 4456, L.D.


Lakes Blvd

Levick Rd

Levick Cres

Little Fort Hwy 24

Appendix D: GENERAL MAP ORTHO
LEGEND

 Subject Property

0 5 10 20
m



22147



Appendix E: Proposed Floorplan

LEGEND

■ ■ ■ Subject Property

0 0.75 1.5 3
m



Z2147

Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale

Describe the existing use of the subject property and all buildings:

Self car wash, apartment
non operating restaurant

Describe the proposed use of the subject property and all buildings:

Convert non operating
restaurant into retail cannabis store. Carwash
and apartment remain

Describe the reasons in support for the application:

Good location servicing
residents in outlying & rural areas. Increase in
business for neighbouring shops & stores.

Provide a general description of vegetation cover (i.e. treed, grassland, forage crop etc.):

gravel &
concrete parking, & driveway & road. no vegetation
except decorative flower containers

Provide general geographical information (i.e. existing lakes, streams, physical features etc.):

Building
is located in center of Interlakes with only
commercial & retail surrounding. Apartment upstairs;
no lakes, streams etc close by.

Services Currently Existing or Readily Available to the Property (check applicable area)

* Readily Available means existing services can be easily extended to the subject property.

Services	Currently Existing?		Readily Available?*	
	Yes	No	Yes	No
Hydro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Water System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Sewer System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
water supplied by reservoir.				

ADVISORY PLANNING COMMISSION RESPONSE FORM

Minutes of the meeting of the Electoral Area 'L' advisory planning commission held on 13 Sept 2021
in the per phone, located at area L, BC, commencing at 7 pm

PRESENT:

Chair Sharon Woloshyn
Members Ursula Hart
Barb Matfin

Recording Secretary Inga Udhluk

Owners/Agent, or Sandy
☐ Contacted but declined to attend

ABSENT: Alan Boyd, Steve Brown, Peter Bouter, Justin Guimard, Art Guimard

ALSO PRESENT: Electoral Area Director Willow McDonald, Michele Lewthwaite
Staff support (if present) Nigel Whitehead

Agenda Items

Ursula motion ✓ Sharon ✓
Barb Second ✓ Inga ✓

REZONING APPLICATION – 3360-20/20210047 (STRATA LOT 8, DISTRICT LOT 4456, LILLOOET DISTRICT, STRATA PLAN KAS2220, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT, AS SHOWN ON FORM V)

Ursula / Barb : "THAT the application to rezone property at 7109 LAKES BLVD, be supported/rejected for the following reasons:

- i) good use of what is now empty business
- ii) seems to have no negative impact on community

For: 4 Against: ✓

CARRIED/DEFEATED

Termination

/ : That the meeting terminate.

CARRIED

Time:

Inga Udhluk
Recording Secretary

Sharon Woloshyn
Chair



Interior Health
Every person matters

October 28, 2021

Jonathan Reitsma
Planning Officer
Cariboo Regional District
Suite D, 180 N 3rd Avenue
Williams Lake, BC V2G 2A4

Mail to: planning@cariboord.ca

Dear Mr Reitsma,

RE: File 3360-20/20210047 – 7109 Lakes Blvd, Interlakes BC.

Thank you for the opportunity to provide comments regarding the above noted application. It is our understanding that the intent of the zoning amendment is to allow for a retail cannabis store at 7109 Lakes Blvd.

From a healthy built environment perspective, the following are offered for consideration when deciding appropriate locations for retail cannabis stores in order to reduce harmful patterns of cannabis consumption in the general population:

- minimize exposure to cannabis marketing/modelling to youth
- maximize distance from places children frequent, e.g. schools, playgrounds, skateparks etc. as much as possible and feasible
- do not co-locate with an alcohol outlet
- maximize distance from other retail locations for cannabis as much as feasible

If you have any questions, please feel free to contact me at 250-851-7347 or misty.palm@interiorhealth.ca

Sincerely,

Misty Palm, B.Tech. CPHI(C)
Environmental Health Officer
Healthy Communities

RESULTS OF PUBLIC HEARING

File No: 3360-20/20210047

Date: November 16, 2021

Location: Via Teleconference

Re: **SOUTH CARIBOO AREA ZONING AMENDMENT BYLAW NO. 5340, 2021**

Persons Present:

- ☒ Director: Willow Macdonald
 - ☒ Owner(s): Cariboo Seafood Shack Inc.
 - ☐ Agent: Harkamal Maan
 - ☒ Public: See attached list
 - ☒ Staff: Nigel Whitehead, Manager of Planning Services and Jonthan Reitsma, Planning Officer 1
 - ☐ **No public in attendance** (excluding owner/agent)
-

- ☒ **Waited ten (10) minutes and then called the meeting adjourned.**
- ☒ Roll call conducted by Planning Staff.
- ☒ Welcome, introduction and the "Purpose of a Public Hearing", including the rules for the meeting and the specifics of the application were read out by the Chair/Area Director/Alternate. The hearing was called to order at 7:00 pm.
- ☐ The Chair read out public comments received since 4:00 pm. ☒ No comments received since 4:00 pm. Previously submitted comments available for viewing on CRD website and in CRD offices.
 - 1) Date: _____ Name: _____
 - 2) Date: _____ Name: _____
- ☐ The following verbal comments and questions were received: (add additional sheet if required)
 - Comments in favour:

 - Comments of concern/opposition:
- ☐ Attendees were asked three times for further comments and/or questions.
- ☒ The Chair called the meeting adjourned at 7:10 pm.

I certify this is a fair and accurate report on the results of the public hearing.



Signature of Chair

Public Hearing Attendance

“South Cariboo Area Zoning Amendment Bylaw No. 5340, 2021”

Date of Public Hearing: November 16, 2021

Application: 7109 Lakes Blvd. (3360-20-20210047)

[illegible]