

Staff Report

Date: February 6, 2024
To: Chief Administrative Officer
From: James van Hemert, Consulting Planner
Re: **Application for Renewal of a Temporary Use Permit for Cannabis Retail Sales use at 170 Cowichan Lake Road, Lot 1, Section 6, Renfrew District Plan EPP60520**



APPLICATION

An application for the *renewal* of a Temporary Use Permit for non-medical cannabis retail sales has been received from Steve Elkiw, the owner of Jerry's Cannabis. The site is at 170 Cowichan Lake Road and occupies a corner tenant space in a commercial block of stores. The Town Council granted a permit on December 15, 2020. The Town administrator issued the permit on December 15th, 2020.

DISCUSSION

Section 2.5 of the Town Zoning Bylaw provides that "the Town ... may designate areas within the Town for the issuance of temporary use permits and may issue such permits in all commercial, industrial and water recreation zones." The Town considered the permit in accordance with its Cannabis Retail Sales Policy of Council (No. R.157 (5) 19) which provides guiding, but not prescriptive, rules. In the initial application the Council considered the minimum distance from a school or daycare (100 metres), hours of operations, size, and design character, discrete signage, and potential impact to the neighbourhood. The Town also notified the School District at the time and no concerns were expressed.

The three-year permit expired on December 14th, 2023.

The Local Government Act allows for a single renewal for a maximum three-year period.

No concerns have been raised by the public, the School District, and the RCMP during the past three years of the operation of this cannabis retail business.

PUBLIC NOTICE

The Town will notify adjacent property owners of the application and through public notification.

RECOMMENDATION

Staff supports the renewal of the Temporary Use Permit for up to 3 years, beginning from the expiration date of the original issuance, subject to any conditions Council may wish to impose based on its understanding of the proposal and any public input that is provided during the notice period.



James van Hemert, MCIP, RPP
Consulting Planner