

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** September 9, 2024

**TO:** Mayor and Council

**FROM:** Anne Berry, Director, Planning and Development Services

**SUBJECT:** Zoning Amendment Bylaw to delete 15053 Marine Drive to permit Temporary Use Permit for Cannabis Retail Sales

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**RECOMMENDATIONS**

THAT Council:

1. Receive the report dated September 9, 2024, from the Director of Planning and Development Services, titled "Zoning Amendment Bylaw to delete 15053 Marine Drive to permit Temporary Use Permit for Cannabis Retail Sales;"
  2. Give the first three readings to "White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512;" and
  3. Waive the Public Hearing requirement in accordance with Section 464(2) and 467 of the *Local Government Act* for "White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512."
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**EXECUTIVE SUMMARY**

Council directed staff at the July 15, 2024, Regular Council meeting to amend Zoning Bylaw, 2024, No. 2506 by deleting 15053 Marine Drive as a property in which a temporary use permit could be considered for cannabis retail sales.

**BACKGROUND**

The City received three development applications, from Seed & Stone (the Applicant), for the property located at 15065 Marine Drive (see Appendix A) to facilitate a retail Cannabis store. The three applications received by the city were:

- Rezoning (ZON00055);
- Temporary Use Permit (TUP00011); and
- Liquor License Resolution (LL00016).

At the July 15, 2024, Regular Council meeting, Council considered these applications and made the following motions:

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
2024-252 July 15, 2024	THAT Council direct staff to process the zoning bylaw amendment; liquor license resolution.  <b>DEFEATED</b>
2024-251 July 15, 2024	THAT Council direct staff to proceed with preparing a zoning amendment bylaw to remove the potential to issue a temporary use permit for a cannabis retail store at 15053 Marine Drive.  <b>CARRIED</b>

Staff have prepared the required zoning amendment bylaw to remove the potential to issue a temporary use permit for a cannabis retail store at 15053 Marine Drive.

### **LEGAL IMPLICATIONS**

Council has the authority under the *Local Government Act* to amend zoning bylaws without the approval of the landowner whose land may be affected by the zoning change. Section 458 of the *Local Government Act* does not require Council to provide compensation to the property owner (see excerpt below) from the *Local Government Act, Section 458*:

***Limit on compensation***

***458 (1) Compensation is not payable to any person for any reduction in the value of that person's interest in land, or for any loss or damages that result from any of the following:***

- (b) the adoption of a bylaw under  
(i) Division 5 [Zoning Bylaws],<sup>1</sup>***

### **ALTERNATIVES**

The following alternative options are available for Council's consideration:

1. Defer consideration of "White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512" pending further direction from Council.
2. Deny consideration of "White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512".

### **CONCLUSION**

Council directed staff to prepare and bring forward to council a bylaw to amend "White Rock Zoning Bylaw, 2024, No. 2506" at the July 15, 2024, regular council meeting to remove the potential to issue a temporary use permit for a cannabis retail store at 15053 Marine Drive. Draft

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<sup>1</sup> [Local Government Act](#)

White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024, No. 2512 fulfills this requirement.

Respectfully submitted,

Reviewed by,



Wendy Cooper, M.Sc., MCIP, RPP  
Planner

Neethu Syam  
Planning Division Lead

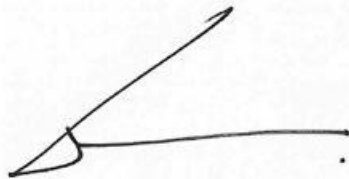
Approved by,



Anne Berry, MCIP, RPP  
Director, Planning and Development Services

**Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Location Map

Appendix B: Draft White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 2, 2024,  
No. 2512