

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



**DATE:** January 27, 2025

**TO:** Mayor and Council

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

**SUBJECT:** Initial Review of Zoning Bylaw Amendment for 1484 Johnston Road (ZON00064)

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**RECOMMENDATIONS**

THAT Council:

1. Receive for information the corporate report dated January 27, 2025, from the Director of Planning and Development Services, titled "Initial Review of Zoning Bylaw Amendment for 1484 Johnston Road (ZON00064);" and
  2. Direct staff to proceed with preparing a zoning amendment bylaw to permit the permanent use of a non-medical Cannabis Retail Store at 1484 Johnston Road.
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**EXECUTIVE SUMMARY**

On September 28, 2020, Council gave final reading to a bylaw, which amended the City of White Rock's Planning Procedures Bylaw, 2017, No. 2234, to enable an initial review of the zoning bylaw amendment ("rezoning") and official community plan amendments ("OCP amendment") applications. Upon receipt of an initial review report, Council can deny the application or direct staff to continue processing the file (without committing to the proposal's ultimate approval). An initial review is to provide Council with the opportunity to comment early on the project and to help avoid significant cost and time expended by staff and an applicant preparing a zoning bylaw amendment application for the first reading that may not have support. If Council deems that the application meets the intent of the OCP, city bylaws and policies, Council may provide comments and direct the application to the next stage in the application process. If Council deems that the application does not meet the intent of the OCP, city bylaws and policies, Council may identify their concerns and send the application back to staff or not support the application. If rejected, an applicant would be refunded a portion of their application fees and may consider making a subsequent application responsive to Council's concerns or continuing the current land use on the property. Alternatively, they may choose to develop within their current zoning provisions.

The City of White Rock has received an application for a zoning bylaw amendment that, if approved, would establish a site-specific permitted use for a permanent non-medical cannabis retail store at 1484 Johnston Road. The property is currently zoned CR-1, which allows for various uses, including Retail Service Group 1 and Licensed Establishments (see Appendix A).

### **PREVIOUS COUNCIL DIRECTION**

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
Motion 2020-068 February 10, 2020	That Council approves Development Variance Permit No. 426 for 1481 Johnston Road.
Motion 2020-068 February 10, 2020	That Council approves Temporary Use Permit 19-012 for 1484 Johnston Road and direct staff to forward a copy of the resolution and supporting documents (corporate reports and relevant meeting minutes) to the Liquor and Cannabis Regulation Branch as documentation of gathering the views of residents on the cannabis license application as well as the views of the City on the general impact on the community if the application
Motion 2024-17 May 13, 2024	That Council issue Temporary Use Permit (TUP) 23-001
Motion 2024-258 July 15, 2024	That Council directs staff to bring forward an amendment permitting only two cannabis retail stores in the City's Uptown area from the current three permitted locations in this area.

A Little Bud Cannabis is currently one of three permitted cannabis retail locations in the City of White Rock. As part of an upcoming Zoning Bylaw Amendment package, City staff will propose reducing the total number of cannabis retail stores in the Uptown area, in alignment with Council's direction on July 15, 2024.

### **INTRODUCTION/BACKGROUND**

The City has received a zoning bylaw amendment application from Little Bud Cannabis (the Applicant) for the property located at 1484 Johnston Road (see Appendix B) to facilitate the establishment of a permanent retail non-medical cannabis store.

On February 10, 2020, Council approved Temporary Use Permit (TUP) No. 19-012 and Development Variance Permit (DVP) No. 426 to permit the operation of a non-medical cannabis store, "A Little Bud Cannabis," at 1484 Johnston Road (Appendix C). The DVP application sought to reduce the required setback between the cannabis store and an existing childcare center from 100 meters to 80 meters, which was approved by Council. At the same meeting, Council also approved a zoning bylaw amendment to increase the number of cannabis stores permitted within the Town Centre Area from one to three.

The original TUP was issued for a three-year term, expiring on February 12, 2022. Under the *Local Government Act*, applicants may apply for a one-time extension of this permit for an additional three years, subject to public consultation and Council approval. On January 11, 2023, the City of White Rock received an extension request from "A Little Bud Cannabis." Following a review and a public consultation, the TUP extension was approved by Council on May 13, 2024, for an additional 3-year term. This TUP extension is set to expire on February 12, 2026.

## **ANALYSIS**

### **Current Application**

The Applicant has applied to amend Section 4.1.3 General Provisions and Regulations within Zoning bylaw, 2024, No. 2506 on a site-specific basis for the property located at 1484 Johnston Road to permit a permanent site-specific use to operate a retail non-medical cannabis store. The Applicant's letter of intent is attached as Appendix D to this report.

Section 4.1.3. General Provisions and Regulations in the Zoning Bylaw permits cannabis retail stores under the issuance of a Temporary Use Permit, but limits the locations to:

*"... the Town Centre area, bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street, in accordance with the following general conditions:*

- 1. The premises containing the cannabis store use shall be located a minimum of 100 metres from an entrance to an existing childcare centre (notwithstanding, a new child care centre shall not be limited by the distance to a cannabis store);*
- 2. There shall be no more than three lots containing a cannabis store use in the area bounded by North Bluff Road, George Street, Thrift Avenue and Martin Street;*
- 3. The premises containing the cannabis store use shall be located a minimum of 30 metres from Byrant Park, Hodgson Park, and the Town Square located at 1510 Johnston Road;*
- 4. Unless a government cannabis store, the cannabis store has a valid license issued in accordance with the Cannabis Control and Licensing Act, as amended;*
- 5. The cannabis store shall not sell any goods or things until the Cannabis Act has come into force, and it has obtained a valid business license (no business license will be issued to any applicant for cannabis store use unless the city has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner)."*

The subject property falls within the area in which the zoning bylaw permits a Temporary Use Permit to be considered for a cannabis retail store use. The Zoning Bylaw also limits the number of Temporary Use Permits for a cannabis store that can be issued within the defined Town Centre area to a maximum of three (3) stores. Currently, there are two (2) cannabis retail store locations permitted within the City of White Rock. One store (A Little Bud) is located at 1484 Johnston Road, and a second cannabis retail store, Imagine Cannabis, is at 1554 Foster Street, both within the Town Centre area.

To facilitate the proposed non-medical cannabis retail store (A Little Bud) as a permanent use at 1484 Johnston Road, an amendment to the Zoning Bylaw will be required .

## **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

If supported by Council, the 1484 Johnston Road Zoning Bylaw amendment would proceed to the next step in the application process, after a complete application package is received, which is a Public Information Meeting (PIM) as outlined within the *Planning Procedures Bylaw Schedule G*.

Once the PIM is completed and circulation of the application for interdepartmental and external comments, bylaws will be presented to Council for 1<sup>st</sup> and 2<sup>nd</sup> readings. These applications would also be subject to a Public Hearing, enabling additional community engagement. Notice of the

PIM and Public Hearings would be circulated to owners and occupants of properties within 100m of the subject property.

**INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The early review of zoning bylaw amendment applications brings such applications before Council prior to referral to internal city departments, and several external agencies (e.g. School District, RCMP, Surrey etc.). Interdepartmental referral will be conducted if Council directs the application to proceed.

**OPTIONS / RISKS / ALTERNATIVES**

The following options are available for Council's consideration:

1. Direct staff to process the zoning bylaw amendment for 1484 Johnston Road; or
2. Council may deny the application; or
3. Council may direct the application to proceed to the next stage in the process and give additional direction on any additional focus or scrutiny during the review process.

**CONCLUSION**

It is recommended that should Council support the establishment of a permanent non-medical cannabis retail store at 1484 Johnston Ave, staff be directed to proceed with the zoning bylaw amendment application. Conversely, if Council does not wish to approve the permanent cannabis retail store, the application may be denied.

Respectfully submitted,



Julian Loutsik  
Planner

Reviewed by:



Neethu Syam  
Planning Division Lead

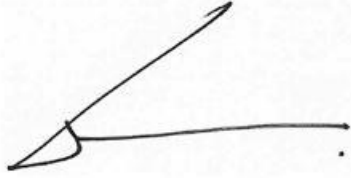
Approved by,



Anne Berry, MCIP, RPPP  
Director of Planning & Development Services

**Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned above the name and title of the Chief Administrative Officer.

Guillermo Ferrero  
Chief Administrative Officer

**Appendix A:** CR-1 Zone & Retail Service Group 1

**Appendix B:** Subject and Ortho Maps

**Appendix C:** Copy of TUP 19-012 and DVP No.426 (original 2019 application)

**Appendix D:** Applicant's Letter of Intent