
BOARD OF VARIANCE / PARKING VARIANCE BOARD

APPEAL DECISION

Appeal Decision – 935 Seymour Street

Appeal Section: 573(1)(a) - Appeal of Decision (New Cannabis Store)
Legal Description: Strata Lot 6, District Lot 541 and Plan LMS 34404
Lot Size: Irregular site.
Zone: CD-1 (369)
Related By-Law Clause:

Appeal Description:

Appealing the decision of the Director of Planning who refused Development Application No. DP-2025-00176 and a request to permit interior alterations and a change of use from retail to new non-medical cannabis retail store at Unit 935 of this existing mixed-use building site.

Development Application No. DP-2025-00176 was refused for the following reasons:

-Non-Compliance – Policies and Guidelines; the proposed development does not satisfactorily comply with the policies or guidelines that affect this site.

-Objections Received; objections have been received from neighbouring property owners.

Name of Appellant(s): Michelle Rochon
DBA: Team Cannabis

This appeal was heard by the Board of Variance on July 15th, 2025 and was **DISALLOWED**.

Board's summary and decision based on the following:

-The Board members voted 2-1, and therefore this appeal was DISALLOWED. The majority of the board members did not find a site hardship to support the granting of this appeal.

-The City's Director of Planning representative (Mr. Bosnjak) stated that the proposed new Cannabis store location is located at less than 300m away or less than 300m distance to a nearby school, a community center / gathering place and also to two other approved cannabis locations. The City further state that this new cannabis store location is at approx. 67m and 241m to the closest two (2) approved cannabis stores nearby, and approx. 265m to Pattison High-School and approx. 140m to a nearby community center/gathering place.

-The City also provided public notice and 886 postcard notices mailed out – and the City received 92-responses (with 29-letters/emails in opposition and 63-letters/emails in support of the cannabis store location)n.

-The Board's site office received over 300-support letters submitted by the Appellant, and seven (7) opposition letters received from the neighbourhood opposing this July 15th, 2025 appeal.



Secretary to the Board of Variance