



Staff Report to Sustainable Development Advisory Committee

DATE: Monday, April 13, 2026

DEPARTMENT: Planning

APPLICATION NO.: TUP26-0003

SUBJECT: Application for a Temporary Use Permit to allow for a non-medical cannabis retail store at #101-977 Langford Parkway

EXECUTIVE SUMMARY:

Keith Barbon of Flight Cannabis Co. has applied on behalf of Jim Pattison Developments Ltd. for a new Temporary Use Permit (TUP) to continue a non-medical cannabis retail store at Unit 101-977 Langford Parkway. This application follows the expiration timeline of the previously granted TUP20-0002 and its one-time extension, which is set to conclude on July 17, 2026.

The applicant intends to continue conducting operations at their current location. The site meets the City's preferred siting criteria for cannabis retail, including appropriate distance from schools, parks, and residential zones. While the proximity to the nearest daycare does not meet the preferred siting criteria, this was not considered a concern given its location within a commercial shopping center that hosts numerous businesses. Flight Cannabis Co. has demonstrated ongoing adherence to regulatory standards, including security, public safety, and community impact mitigation.

PREVIOUS APPLICATIONS:

The City received a Temporary Use Permit application (TUP20-0002) for the operation of a non-medical cannabis retail store. The permit was issued on June 2, 2020, authorizing the use for a period of up to three years.

A subsequent Temporary Use Permit (TUP21-0004) was issued in August 2021 to amend the operating hours and increase the permitted signage.

In 2023, Flight Cannabis Co. was granted an extension to TUP20-0002, allowing continued operation at Unit 101-977 Langford Parkway for an additional three years. This extension is set to expire July 17, 2026.

BACKGROUND:

Following the Federal government's decision to legalize non-medical cannabis, the City of Langford launched a pilot project in 2018, initiating a Request for Proposals (RFP) process. This process led to the selection of several applicants to operate non-medical cannabis retail stores within the city.

Section 3.02.02(5) of Zoning Bylaw No. 300 prohibits the retail sale of non-medical cannabis in Langford. Instead of amending this Section to broadly permit cannabis retailing, the City determined that the preferred approach would be to issue a limited number of Temporary Use Permits (TUPs) on a case-by-case basis. Flight Cannabis Co. was one of the successful candidates in this process and has received the necessary provincial approvals. They were issued a Temporary Use Permit (TUP20-0002), which was valid for a three-year term.

Upon the Permit's expiration, Flight Cannabis Co. applied for and was granted a one-time extension for an additional three-year term. As noted, this extension is set to expire on July 17, 2026. In accordance with the *Local Government Act*, only one extension of a Temporary Use Permit is permitted. As a result, Flight Cannabis Co. must now re-apply for a new TUP to continue their operations.

The Liquor and Cannabis Regulation Branch of British Columbia (LCRB) completed the required financial integrity checks and security screening for Flight Cannabis Co. and all individuals associated with the original TUP application.

To issue a Non-Medical Cannabis Retail Store (CRS) license under the *Cannabis Control and Licensing Act*, the Province requires a positive recommendation from the local government. This recommendation was provided by the City of Langford for Flight Cannabis Co. under TUP20-0002.

COMMENTARY:

The location is currently zoned CD2 – Hull's Field, which is a mixed-use zone comprising commercial, institutional, recreational, and light industrial uses. The Official Community Plan designates this location as Corridor. The closest related permitted use in the zone is Licensed Premises, controlled under the *Liquor and Licensing Act*. East and west of the subject site consists of a variation of predominantly retail, commercial, and office use buildings. North of the subject site is a general industrial use site, and residential uses are present to the south. There is some separation between the subject site and the neighboring residential uses due to an existing fence, and multi-use path abutting the lot.

As part of the RFP process, several guiding principles were established to help determine acceptable locations for non-medical cannabis retail stores and to inform the issuance of Temporary Use Permits.

The preferred siting criteria specifies that cannabis retail stores should not be located within:

1. 500 metres of another authorized non-medical cannabis retail location;
2. 300 metres of any school;
3. 300 metres of any group daycare;
4. 150 metres of Centennial Park, Veterans Memorial Park, City Centre Park, Westhills YMCA, any regional or provincial park, or Langford, Glen, or Florence Lakes; and
5. 50 metres of any land zoned R1 (One-Family Residential) or R2 (One- and Two-Family Residential), except within the designated City Centre.

Applicants were required to submit a detailed business plan outlining how they intended to operate the retail sale of non-medical cannabis within the City. Proposals were expected to address compliance with several key factors, including:

- Adherence of the regulatory framework and all applicable City bylaws;
- Implementation of appropriate security measures for the premises;
- Minimization of neighborhood impacts;
- Management of public nuisance issues related to cannabis use;
- Mitigation of public impairment concerns; and
- Provision of educational initiatives and materials addressing the above impacts and related social concerns.

These requirements can be found in the *Cannabis Retail Store Terms and Conditions handbook*, which reflects the provisions of the *Cannabis Control and Licensing Act of British Columbia*.

In response to the City's request for RFPs, Flight Cannabis Co. submitted their proposal. Their location at Unit 101-977 Langford Parkway is approximately:

- 1117 metres from the closest authorized non-medical cannabis retail location located at #105 and #111 945 Reunion Avenue;
- 1160 metres from Belmont Secondary School (nearest school);
- 232 metres from the nearest daycare (Kids & Company 965 Langford Parkway);
- 840 metres from Langford Lake Southeast end beach;
- 1000 metres from Westhills YMCA;
- 135 metres South from the closest land zoned R1 or R2;

The applicant's original proposal demonstrated how they would meet all the criteria outlined in the RFP. Compliance with these criteria was a condition of the original Temporary Use Permit (TUP20-0002).

Following Council's approval of TUP20-0002, a Business License was issued under the Permit and remains valid.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this application.

LEGAL IMPLICATIONS:

Pursuant to Section 497 of the *Local Government Act*, the City may issue a Temporary Use Permit (TUP) for a period of three years. The Act allows for one extension of the Permit, for a maximum of an additional three years. If the Permit holder wishes to continue the temporary use beyond this six-year period, they must submit a new application to Council for a TUP or apply for a rezoning.

Council regulates TUPS through Part 3 of the Zoning Bylaw No. 300, specifically Sections 3.27.03(1) and 3.27.04. These sections authorize Council to require that the form and character of the building align with commercial property guidelines. Council may request additional information related to the property, such as stormwater management plan or parking plan, as part of the application process.

Both the Official Community Plan and the General Commercial Development Permit Area provide guidance to Council in making decisions about appropriate land use and design for the subject property.

The West Shore RCMP identified they do not have any concerns regarding the continued operation of Flight Cannabis Co.

The City's Bylaw Department has reported that during the current Temporary Use Permit period, there have been no public complaints about this business.

OPTIONS:

Option 1

THAT the Sustainable Development Advisory Committee recommend that Council direct staff to provide notice that Council will consider issuing a Temporary Use Permit to allow Flight Cannabis Co. to continue to operate a non-medical cannabis retail store at Unit 101-977 Langford Pkwy.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application for a Temporary Use Permit at Unit 101-977 Langford Pkwy until such time as

the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;
- c. _____.

SUBMITTED BY: Kelsey Hutt, Planning Technician

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Development

Concurrence: Melisa Miles, Manager of Legislative Services

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Director of Legislative & Protective Services

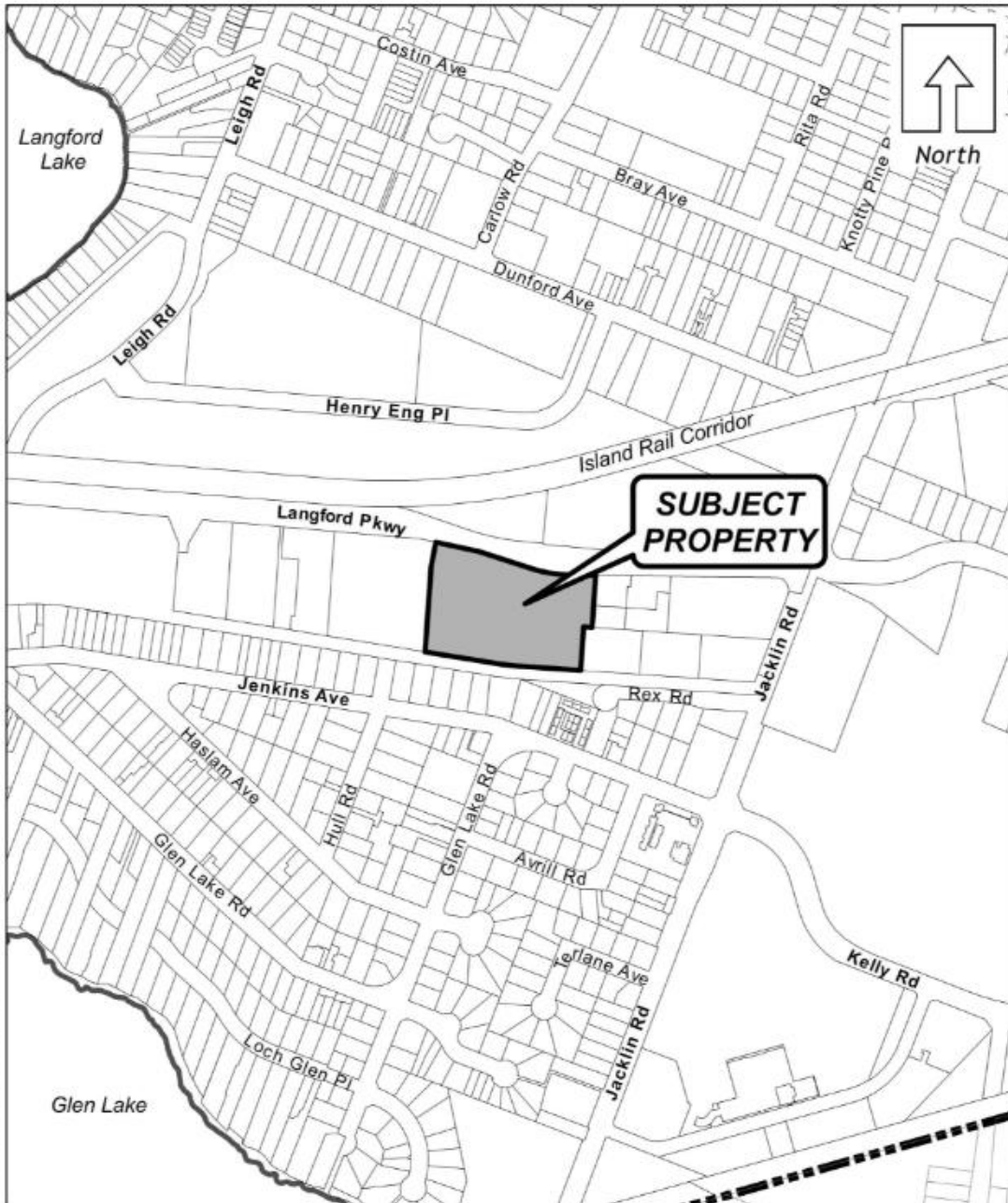
Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments: Draft TUP26-0003 – Flight Cannabis Co.

Appendix B – Location Map

**TEMPORARY USE PERMIT
(TUP26-0003)
101 977 Langford Pkwy**



Document Name: TUP26-0003_Location_Map

Scale: N.T.S.

Last Revised: 2026-03-03