

DAGNY DEVELOPMENT CORP

800 THIRD AVENUE WEST
PRINCE RUPERT, B.C.
V8J 1M6 CANADA
T: (250) 627-5225
E: jpayne@payne-group.com

May 17, 2024

City of Prince Rupert
424 Third Ave W
Prince Rupert, BC

Dear Mayor and Council,

RE: Letter of Support – 801 Second Avenue West, Prince Rupert

Please accept this letter of support for the application to relocate the Belmont Liquor Store to a new location at 801 Second Avenue West, which we understand requires a bylaw amendment to accommodate the change of location.

We are located in a neighbouring property and we are supportive of the relocation of the Belmont Liquor Store.

Prince Rupert's downtown core area desperately needs revitalization, more investment and new development. The City core has languished for many years. There are too many vacant buildings, many of which are falling into disrepair and facing demolition. This project would fill one of the long-vacant buildings, and perhaps encourage others to consider new ideas and projects in the downtown area.

New projects, development and investment in the downtown core needs to be encouraged in our downtown. We believe that the City should make every reasonable effort to support and encourage and accommodate new ideas and revitalization in the downtown core.

Thank you for your consideration.

Respectfully,

Dagny Development Corporation

Jack Payne
President

Rosamaria Miller

From: Richard Wright <140wrights@gmail.com>
Sent: May 10, 2024 5:31 AM
To: belmont@citywest.ca
Subject: Relocation to 801 2nd Ave. West

Hello Susan please accept this email as our letter of support for the relocation of the Belmont Beer and Wine Store to 801 2nd Ave. West. The Belmont Hotel and Beer and Wine Store have been a valuable Prince Rupert business and supporters of a multitude of civic groups, civic events, sports teams, sporting events and community needs for many decades.

We urge the City of Prince Rupert amend any bylaws to allow for this relocation.

Rupert Property Management
Richard Wright
Robert Stromdahl
Les Palmer
Mark Rudderham
Sent from my iPad

May 08, 2023

To whom it may concern,

Please accept this letter as my support for Susan Mackenize and The Belmont Liquor Store.

I had the pleasure of working with Susan for nine years and found her to be a wonderful person.

Susan was always giving to many and all local organizations. Susan treated all her staff with kindness and generosity. Susan never missed a chance to help someone in need. She is a very responsible business owner. Susan truly loves this city and the people in it. As a former employee, I miss working with Susan as I am sure most of the former staff would feel the same way.

I wholeheartedly supported Susan Mackenzie and The Belmont Liquor Store.

Kind Regards,

A handwritten signature in black ink, appearing to read 'V.A.', with a long horizontal flourish extending to the right.

Vanessa Anderson

May 14, 2024

To: City of Prince Rupert

Re: Zoning amendment for the Belmont Liquor Store

Please accept this letter as an endorsement for the proposed zoning bylaw amendment.

I have know Susan for a dozen or more years as a valued fellow business owner. During this time she has run an admirable business, employing numerous people and providing exemplary service. In addition, her track record of supporting both community groups and those in need in the community is well documented.

It was a tragedy when fire destroyed the previous location. I, among many others, relied on her business to supply a selection of wine unrivalled in the North. I look forward to her eventual re-opening and fully support her bid for re-zoning. We need dynamic business owners like her to help move our town away from boarded up store fronts to active retail.

Sincerely,

David Smook
w/ Lucy Pribas

Owners of:
Homework Prince Rupert
Seahorse Trading Company

Rosamaria Miller

From: rupertdisposal@citywest.ca
Sent: May 9, 2024 11:01 AM
To: 'Belmont Beer & Wine'; 'Robert Stromdahl'
Cc: 140wrights@gmail.com; palmerl@citywest.ca; cityfurniture@citywest.ca; 'Maria Dantas'; roseevent@yahoo.ca; 'Rupert Rampage'; 'Prince Rupert Golf Club'; finex@citywest.ca
Subject: RE: letter of support

I am in favour 😊

Have a fantastic day,

Terena Stegavig

Terena Stegavig – Office Manager



Mailing Address: 136 Montgomery Road | Prince Rupert, B.C. | V8J 4M1
Ph: (250) 627-7898 | Fax (250) 627-4463 | eMail: rupertdisposal@citywest.ca
Business Location: Prince Rupert Industrial Park – 131 Mishaw Road

 Please consider the environment before printing this e-mail.

From: Belmont Beer & Wine <belmont@citywest.ca>
Sent: Wednesday, May 8, 2024 4:52 PM
To: 'Robert Stromdahl' <robert@stromdahls.com>
Cc: 140wrights@gmail.com; palmerl@citywest.ca; cityfurniture@citywest.ca; 'Maria Dantas' <mdstoreys@gmail.com>; roseevent@yahoo.ca; 'Rupert Rampage' <rupetrampagehockey@gmail.com>; rupertdisposal@citywest.ca; 'Prince Rupert Golf Club' <proshop@princerupertgolf.com>; finex@citywest.ca
Subject: letter of support

Good afternoon

As we are working with a very short time frame I am sending this letter via email as a faster route. I would much rather be delivering this in person and hope that we can count on your support. If so please email back to email address provided.

Thank you for your consideration
Susan

Rosamaria Miller

From: Robert Payne <rpayne@payne-group.com>
Sent: May 9, 2024 1:28 PM
To: belmont@citywest.ca
Subject: Your relocation

Susan,

I fully support any bylaw amendments that will allow your liquor store to relocate to the corner of 2nd Avenue and 7th Street (old Daily News newspaper building).

It will be a good thing when your long time Prince Rupert business can get up and running again. I know it's been a long, difficult road since the fire.

Good luck,
Robert Payne

Sent from my iPhone



Prince Rupert Golf Club
523 9th Ave West
Prince Rupert BC V8J 2S9
Pro Shop 624-2000 ext 1

May 12, 2024

To Whom it may concern:

On behalf of the Prince Rupert Golf Club, we submit to you that the Belmont Hotel and Beer & Wine Store has been and continues to be a major sponsor and supporter of various events at the golf club.

They have also been volunteers to the course whenever the occasion is needed. Their organization have also been tremendous supporters of events in the city(minor basketball, Seafest events etc.).

Sincerely, Iain Cullen
President P.R.G.C.
(P): (250).600.1380



Development Services / Planning Department
424 3rd Avenue West
Prince Rupert, BC V8J 1L7
Phone: (250) 627 0946 Fax: (250) 627 0979
Email: planning@princerupert.ca

APPLICATION FOR AN OCP AND/OR ZONING BYLAW AMENDMENT

APPLICATION INFORMATION (FOR OFFICE USE ONLY)

Application Number: ZBLA- 24-01 Related Applications:

APPLICANT

Name: Bel Rupert Holdings LTD.

Address: P.O. Box 374

Email: [REDACTED]

Phone: [REDACTED]

APPROVED AGENT (OPTIONAL)

Name:

Address:

Email:

Phone:

PROPERTY OWNER(S)

Name: Rupert Property Management LTD.

Address: [REDACTED]

Email: [REDACTED] Phone: [REDACTED]

Name:

Address:

Email:

Phone:

SUBJECT PROPERTY

Address(es): 801-2ND Ave W. P.R. B.C.

PID(s): 45341271 004-534-239, 004-534-263, 004-534-271, 004-534-298

PROPOSAL

PRIOR TO FILLING OUT THIS PAGE, the applicant and/or agent should contact the Planning Department to setup an in-person or online meeting to discuss their proposal so that they will know:

- (a) the additional attachments(s) required by the Planning Department for the specific proposal

Proposal Description

Relocation of the Belmont Liquor Store.

Please list applicable OCP and/or Zoning Bylaw amendments below:

Current OCP Designation/Policy	Proposed OCP Designation/Policy
Current Zoning Bylaw Zoning/Policy	Proposed Zoning Bylaw Zoning/Policy
<i>15M. Liquor outlet - text amendment</i>	

OCP and/or Zoning Bylaw Amendments

AFTER FILLING OUT PAGE 1 AND 2, the applicant and/or agent should submit the following to the Planning Dept.:


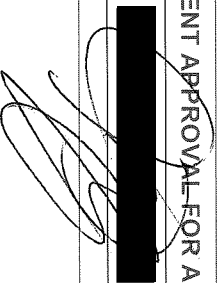
- (a) the application form (**WITHOUT FILLING OUT PAGE 3**)
- (b) the additional attachments (s) required by the Planning Department for the specific proposal

If the documents above are satisfactory, a Planner will sign below indicating that the application package is:

- (a) ready to receive authorization from the property owner(s)
- (b) and subsequently, ready to be taken in by the City (this does not mean an amendment has been approved)

PLANNING DEPARTMENT APPROVAL FOR APPLICATION INTAKE (FOR OFFICE USE ONLY)

Signature of Planner:


AUTHORIZATION

This page should only be filled out AFTER RECEIVING PLANNING DEPARTMENT APPROVAL FOR APPLICATION INTAKE (SEE PAGE 2).

As an applicant or agent, I hereby make or contribute to this application in accordance with the City of Prince Rupert's bylaws and declare that statements in this application are accurate and precise. It is understood that this application, including personal information and attachments, is open for inspection by the public and may be reproduced and distributed to the public. Furthermore, it is understood that all fees are non-refundable.

Name: Susan Mackenzie Signature:  Date: Apr. 22/24
Name: _____ Signature: _____ Date: _____

As a registered property owner for the subject property, I confirm that this application is made with my full knowledge and consent.

Name: RICHARD BRIANT Signature:  Date: APRIL 23/2024
Name: _____ Signature: _____ Date: _____

FEES (FOR OFFICE USE ONLY)

This page should only be filled out AFTER RECEIVING PLANNING DEPARTMENT APPROVAL FOR APPLICATION INTAKE (SEE PAGE 2).

Application Intake Date: April 23 2024
Receipt Number: 381600

OCP Amendment Application	\$1100.00	x	Waived	=
Zoning Bylaw Amendment Application	\$1100.00	x	Waived	=
OCP and Zoning Bylaw Amendment Apl.	\$1140.00	x	//	=
Copy of Title Certificate (Within 30 days of application intake date)	\$15.00	x	4	= 60
TOTAL =				60



REPLY TO: Dennis P. Coates
DIRECT LINE: (250) 372-4923
email: dpc@mjbblaw.com
LEGAL ASSISTANT: Anita Moore-Nikoras
DIRECT LINE: (604) 559-9114
email: anita@mjbblaw.com

Our File: New DPC

May 21 2024

VIA EMAIL: rosa.miller@princerupert.ca

City of Prince Rupert
424 – 3rd Avenue West
Prince Rupert, BC
V8J 1L7

Attention: Mayor and Council

Dear Mayor and Council:

RE: Zoning Amendment Bylaw No. 3531, 2024
Applicant: Belrupert Company
Proposed new Liquor Store Location: 801 – 2nd Avenue West, Prince Rupert

We have just been retained by Stuart Ramsay of Bryton Liquor Warehouse Ltd., who owns Liquor Warehouse, located at 1125 Park Avenue, Prince Rupert.

The above-noted rezoning application is on the Special Regular Meeting Agenda for the Council Meeting on May 22, 2024 (tomorrow).

We have read the May 6, 2024 Report to Council. It states that the Belmont Liquor Store was substantially damaged by fire in May of 2022 and that, due to this extraordinary circumstance, Belmont Liquor Store was granted Preliminary Site Approval ("PSA") by the provincial Liquor and Cannabis Regulation Branch ("LCRB") for this liquor store relocation. The proposed new location at 801 – 2nd Avenue West is within 1 km of Liquor Warehouse, which is located at 1125 Park Avenue. The LCRB prohibits liquor stores to be located within 1 km of one another except under specific circumstances. The City's zoning bylaw also dictates that no liquor retail outlets can be located within 1 km of each other.

We have reviewed the LCRB Regulations and Policies surrounding liquor store relocations and are of the opinion that an error has been made in the LCRB's issuance of PSA for the Belmont Liquor Store's relocation to 801 – 2nd Avenue. In this case, there appears to have been a misinterpretation and erroneous application of exemption to the LCRB's 1 km rule. In addition today we have learned that the LCRB's Licensing Analyst who handles all liquor store relocation applications is away on vacation until August 22, 2024.

The 1 km rule/policy is in place to help prevent the proliferation of liquor stores. Exemptions to policy must be scrutinized with great care, ensuring that all relevant circumstances are thoroughly evaluated and appropriately considered. Such level of scrutiny is necessary to ensure that any deviation from standard procedures is justified, fair and aligned with the overarching goals and principles of the policy.

We are writing to respectfully request that the Mayor and Council defer any decision making on this rezoning application until after August 22, 2024 to afford the time necessary to investigate the potential error made by the LCRB.

Thank you for your consideration of this request.

Yours truly,

MAIR JENSEN BLAIR LLP


Legal Assistant for:
DENNIS P. COATES, Q.C.

/amn

Rosamaria Miller

From: Romano or John Barazzuol <lagondolacafe@gmail.com>
Sent: May 14, 2024 9:37 PM
To: belmont@citywest.ca
Subject: TWIMC

We are writing this letter in support of Belrupert Holdings LTD's application for a zoning amendment to allow them to move the Belmont Liquor Store to 801 2nd Avenue West.

We think that it is commendable that after 60 years in business they are willing to take a boarded up building, that is emblematic of a deteriorating downtown core, and turn it into a functioning building once again.

We need more businesses like Belrupert Holdings that are willing to make an economic choice to invest in this city's future.

Thank you for your time and consideration.

Romano and John Barazzuol
La Gondola Cafe and Drive-In

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<http://www.lagondolacafe.com/>

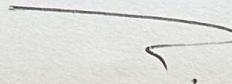
Finex Pm Security Ltd,
139 Market Place,
Prince Rupert
May 9th 2024

Dear Sirs,

Please be advised that we are in full support of The Belmont Liquor Store in its efforts to relocate to new location. As mentioned in their letter, they have been a stalwart in their efforts of many years in ongoing charities support, and hopefully continue to do so in the future.

They also keep on hand a wonderful selection of Scotch Whisky and a superb wine list.

Yours sincerely



Ed McCarter, President.



To PR Business Associate, Community Organization, Club, Charity, Sporting Venue, & or fellow Community supporters:

The Belmont Liquor Store is hoping to relocate to a new location at 801 2nd Ave. W. (old Daily News building) and to do this the city has to amend a bylaw. Part of the process to do this is to have a public hearing.

To help our company do this I am writing to request a **"letter of support"** from your business, group or organization to show that our company has been a valued part of this community for 60 years.

Some notable community sponsored events:

- Charity Golf Tournaments (over 100 Thousand dollars raised for PR Regional Hospital.
- Proud Sponsor of Rupert Rampage
- Prince Rupert Golf Club
- Prince Rupert Curling Club
- Rotary Auction
- Prince Rupert Annual Fishing Derby
- Sports Teams: Prince Rupert Swim Club, Rainmakers Basketball, Softball, Soccer, Rugby & Football
- Seafest, Halloween Festival, Winter Festival, & other community sponsored events.
- Garden Club
- Prince Rupert Dance Academy

May 14/24
Glad to see
store re-opening.
m. m. m. m. m.
Shear Pleasure

CONTACT

PHONE:
250-624-1400

EMAIL:
belmont@citywest.ca

Susan Mackenzie

The Belmont Liquor Store
belmont@citywest.ca

From: Grant Thompson <grantthompson19@gmail.com>

Sent: Sunday, May 12, 2024 8:54 PM

To: belmont@citywest.ca

Subject: Letter Regarding Bylaws

To whom it may concern,

I was informed of the intention to relocate the Belmont Liquor Store and wanted to express my support for allowing the city to waive the bylaw(s) impeding the process for reopening the business.

Susan MacKenzie has been an exceptional business owner who has provided support within the community

whether it be through the yearly Seafest events, contributing to the Prince Rupert Golf Club events,

and being an overall excellent employer. During my time working for her she had always been supportive of my career growth and development; she would continue to encourage me and provide flexibility for me to provide for myself and in-consequence the community that I live in. I see no reason for the city to deny the opportunity for the business to reopen on the grounds of a bylaw that was not an issue previously.

Thank you for your time,

Regards,

- Grant Thompson

Telephone: (250) 624-5231
Fax: (250) 627-7103
E-mail: cooks@citytel.net
Toll Free number: 1-888-738-2211

527 West Third Avenue
Prince Rupert, B.C. V8J 1L9

Cook's Jewellers

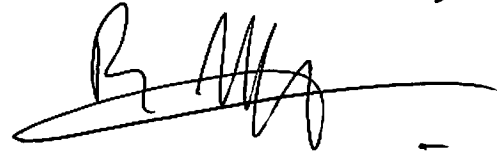
Specializing in Diamonds, Watches and Gold Jewellery

To whom it may concern,

This is to confirm Cooks Jeweller's support for the Belmont Liquor Store relocating its operations to the purposed new location 801 2nd Ave west Prince Rupert B.C.

Regards

President Richard McChesney

A handwritten signature in black ink, appearing to read 'R McChesney', with a long horizontal flourish extending to the right.

May 16, 2024

City of Prince Rupert
belmont@citywest.ca

Re: Letter of Support

As a long-term resident and owner of a downtown business, I fully support The Belmont Liquor Store relocation to 801 2nd Ave. W. (old Daily News building), and in doing so fully support the required amendment to the bylaw.

We have been long time customers of the Belmont Liquor Store and feel that this would be a positive improvement to the downtown area.

Their long-term contributions and sponsorship to the community events for the past 60 years is outstanding and as a customer I look forward to seeing the Belmont back in business.

In addition, I have no objections to their new location at 801 2nd Ave. W. and the renovation of the building will definitely improve the look of that area.

Sincerely

Dr. & Mrs. Douglas A. Lindley
drdouglasalindley@gmail.com



May 17, 2024

City of Prince Rupert
424 Third Ave W
Prince Rupert, BC

Dear Mayor and Council,

RE: Letter of Support – 801 Second Avenue West, Prince Rupert

Please accept this letter of support for the application to relocate the Belmont Liquor Store to a new location at 801 Second Avenue West, which we understand requires a bylaw amendment to accommodate the change of location.

Our business is located in a nearby property and we are supportive of the relocation of the Belmont Liquor Store.

Prince Rupert's downtown core area desperately needs revitalization, more investment and new development. The City core has languished for many years. There are too many vacant buildings, many of which are falling into disrepair and facing demolition. This project would fill one of the long-vacant buildings, and perhaps encourage others to consider new ideas and projects in the downtown area.

New projects, development and investment in the downtown core needs to be encouraged in our downtown. We believe that the City should make every reasonable effort to support and encourage and accommodate new ideas and revitalization in the downtown core.

Thank you for your consideration.

Yours truly,
Inn on the Harbour

Jack Payne
Managing Director

From: amanda gawa <littlemanash@yahoo.ca>
Date: May 21, 2024 at 9:30:10 AM PDT
To: Belmont Beer & Wine <belmont@citywest.ca>
Subject: **Re: letter of support.docx**
Reply-To: amanda gawa <littlemanash@yahoo.ca>

To city council

I am writing a letter of support to relocate the Belmont liquor store to a new location. Susan has always supported the community and been a great member of the town. She has provided jobs, and supported her staff through all the years. I have spoken to alot of community members and they miss the store, we always showed support to the people and made sure they were welcome in the store, we also cared about their well being. Thank you for always being there for the community, hope to see you soon.

Loyal staff member,
Amanda Wilson