

# SUPERIOR

DRAFTING & DESIGN

2020 57 Ave. SW Calgary, AB T3E 1M9

Phone/Fax (403)287-8138

E-mail [info@superiordrafting.com](mailto:info@superiordrafting.com)

[www.superiordrafting.com](http://www.superiordrafting.com)

October 18, 2023,

118 Juniper RD Quesnel BC

Rational for rezone

To whom it may concern,

Presently this location has a gas bar & convenience store. The rational for the rezone of this property is to provide vape sales in new separate space attached to the existing building. New provincial guidelines will require vape sales to be not visible to minors and a large portion of the sales in this location is confectionary sales to minors.

The size of this location does not allow for obscured vape sales to be located in the existing space and the solution proposed is to remove an existing attached storage shed locate to the east of the building and build new space. The size of the proposed space is 280 ft<sup>2</sup> with the space being divided equally between storage for the c-store and vape sales area.

We feel that with the removal of the non-permitted storage shed and building of the new space will make the location much more appealing to traffic on both Juniper and Quesnel Hydraulic Rds and to the adjacent neighbor to the east. The addition of Vape sales is not anticipated to impact the current traffic or parking on the site.

If there are any questions please contact me @ 403-287-8138

Thank you

Bruce Summers

Superior Drafting & Design