

ADMINISTRATIVE REPORT



TO: Board of Directors
FROM: B. Newell, Chief Administrative Officer
DATE: October 21, 2021
RE: Title Zoning Bylaw Amendment – Electoral Area “F” (F2021.007-ZONE)

Administrative Recommendation:

THAT Bylaw No. 2461.17, 2021, a bylaw to amend the Electoral Area “F” Zoning Bylaw to allow a thrift store to operate at 2002 West Bench Drive, be read a third time and adopted.

Purpose: to allow a thrift store to operate on the subject property. Folio: F-07464.090
Civic: 2002 West Bench Drive Legal: Lot 1, Plan KAP14266, District Lot 5076, ODYD
OCP: Commercial (C) Zone: General Commercial Site Specific (C1s)

Proposed Development:

To amend the zoning of the property under the Electoral Area ‘F’ Zoning Bylaw to allow retail store, general by replacing Section 17.3.1(a)(iv) retail sales, convenience, under Section 17.13 (Site Specific General Commercial (C1s) Provisions in its entirety with “retail store, general”.

The applicant has stated that “we have new tenants that would like to put a thrift store into the commercial space on the property. There will be no construction. There is currently no store in the area and the community is very positive about having a thrift store in the West Bench area. The business owners do most of their sales online so traffic will be minimal.”

Site Context:

The subject property is approximately 0.24 ha in area and is situated on the west side of West Bench Drive, approximately 1.2 km from the municipal boundary for Penticton. It is understood that the parcel is comprised of a building that has an accessory dwelling on the upper floor, commercial space on the main floor, and a garage.

The surrounding pattern of development is generally characterised by residential uses to the north and east, administrative and institutional to the south and Penticton Indian Band land directly to the west of the property.

Background:

On August 10, 2021, an Electronic Public Information Meeting (PIM) was held at the via Webex and was attended by five (5) members of the public, as well as the applicants and their proposed tenants, the Area “F” Director and RDOS Staff

At its meeting of August 23, 2021, the Electoral Area “F” Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of September 2, 2021, the Regional District Board resolved to approve first and second reading of the amendment bylaws and delegated the holding of a public hearing to Director Gettens.

On September 28, 2021, an electronic public hearing was held via Webex and was attended by the agent and property owners and five (5) members of the public.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97).

Analysis:

Convenience stores (i.e. “corner store”) are increasingly uncommon and properties with zoning for a convenience store in residential neighbourhoods are being converted into other more viable uses (i.e. daycares, cafes, etc.).

The OCP Bylaw has designated the subject property as Commercial (C) and that this supports its use for smaller-scale, neighbourhood-serving commercial activities, such as “retail store, general”.

The applicants are not proposing any new construction, the thrift store use will occur within the existing building and the number of permitted uses on the property will remain the same. The surrounding development is primarily residential in nature. The OCP generally directs commercial uses to primary growth areas such as the City of Penticton. The proposed amendment constitutes a relatively minor change to the zoning designation.

Alternatives:

1. THAT third reading of Bylaw No. 2461.17, 2021, Electoral Area “F” Zoning Amendment Bylaw be deferred; or
2. THAT first and second readings of Bylaw No. 2461.17, 2021, Electoral Area “F” Zoning Amendment Bylaw be rescinded and the bylaws abandoned.

Respectfully submitted:



Fiona Titley, Planner I

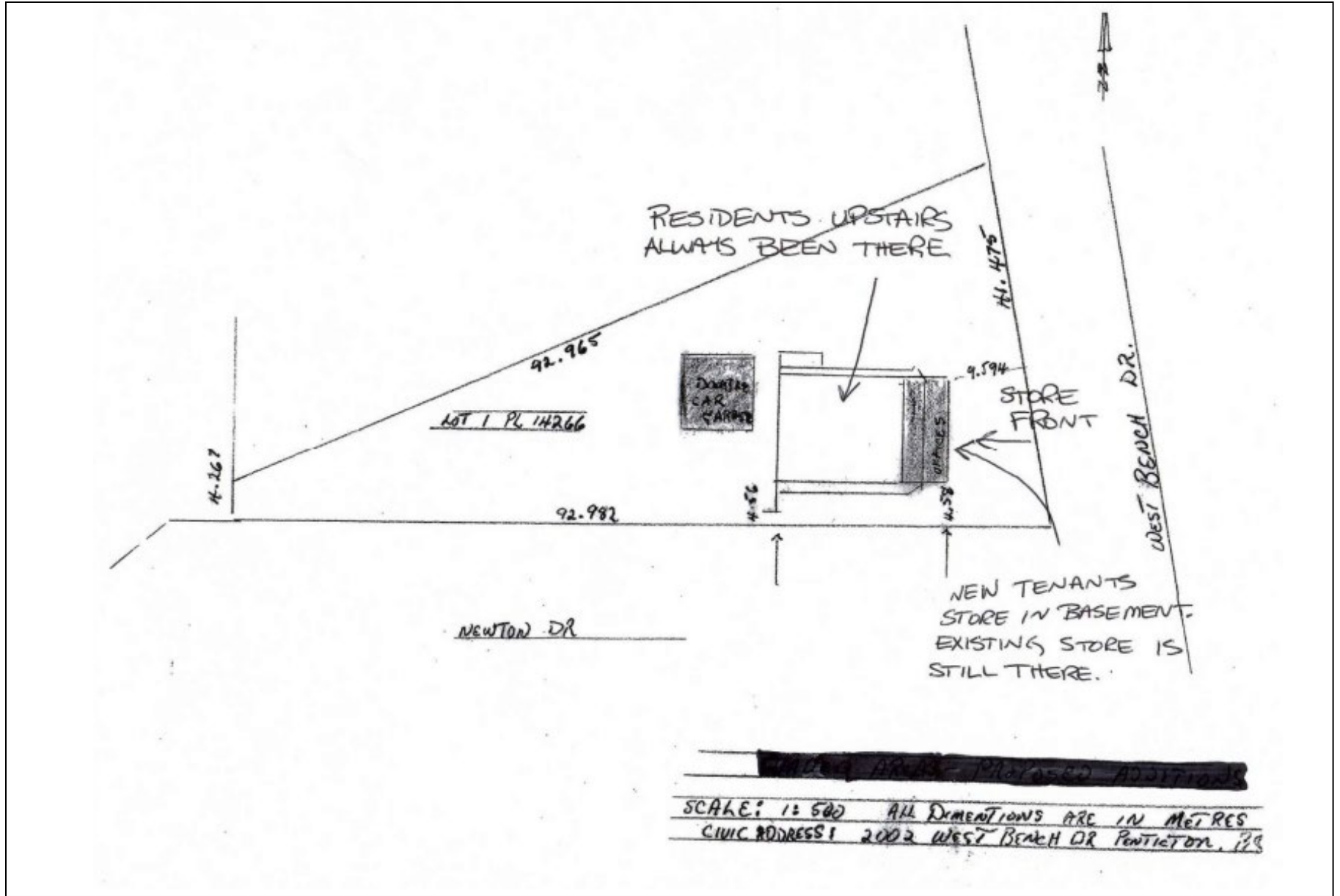
Endorsed By:



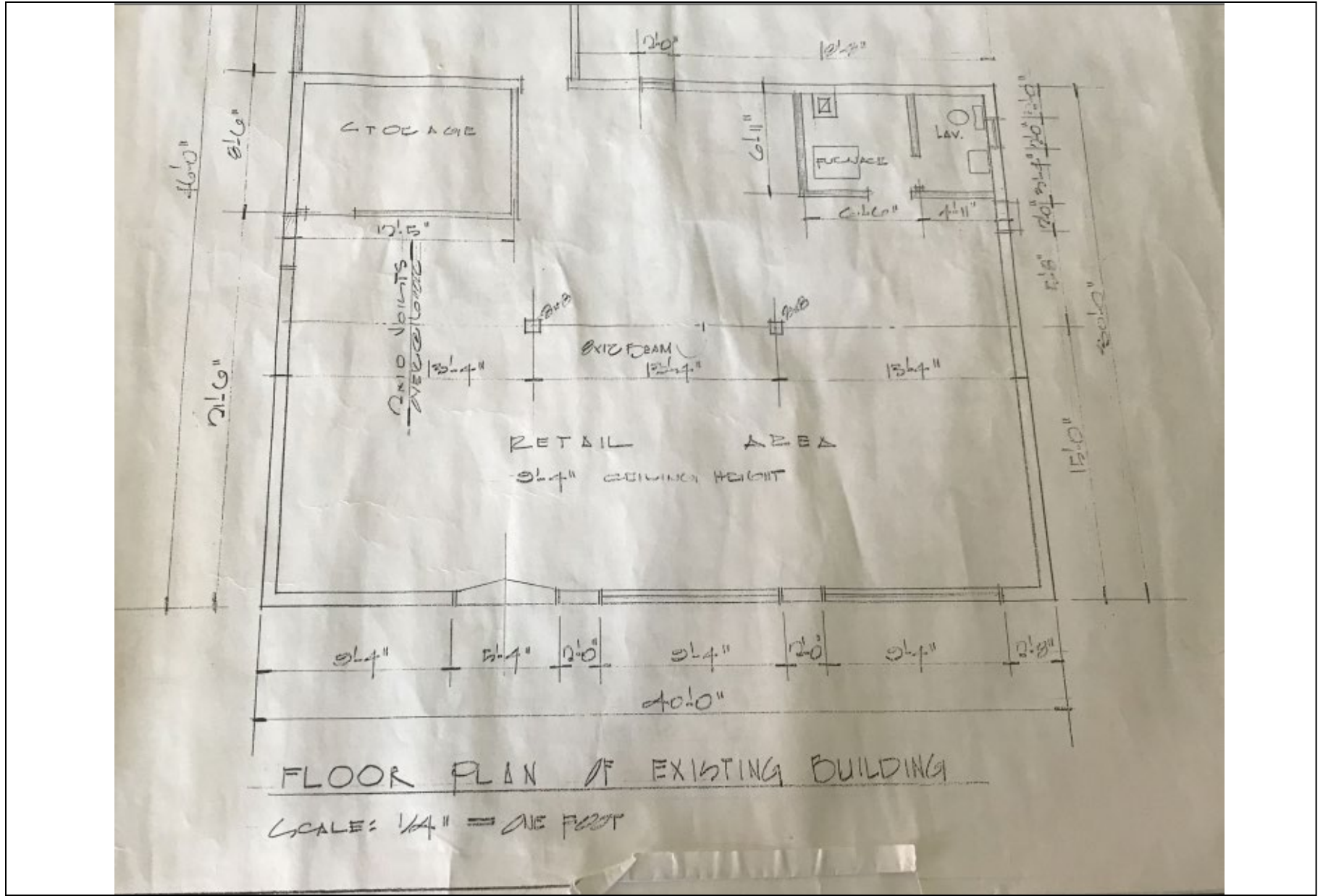
C. Garrish, Planning Manager

- Attachments: No. 1 – Applicant’s Site Plan
No. 2 – Applicant’s Floor Plan
No. 3 – Site Photo

Attachment No. 1 – Applicant's Site Plan



Attachment No. 2 – Applicant's Floor Plan



Attachment No. 3 – Applicant's Parking Plan

