

**PROPERTY DESCRIPTION**

Civic address: 2002 WEST BENCH DR. Electoral Area: F

Legal Description

Lot: 1 Plan: KAP14266 Block: District Lot: Section: Township:

Current land use:

COMMERCIAL + RESIDENTIAL

Surrounding land uses:

Current method of sewerage disposal:  Community Sewer  Septic Tank  Other

Current method of water supply:  Community Water  Well  Other

Any restrictive covenants registered on the subject property:  No  Yes (if YES, attach details)

Any registered easements or rights-of-ways over the subject property:  No  Yes (if YES, attach details)

Agricultural Land Reserve:  No  Yes Is ALC approval required:  No  Yes

Does the subject property possess a legal road access:  No  Yes (if NO, provide details)

Development Permit Area Designations: NA

- Watercourse  Multiple Family  Protection of Farming  Commercial
- Environmentally Sensitive  Industrial  Naramata Townsite  Hillside

**TYPE OF APPLICATION:**

Official Community Plan (OCP)  Zoning  Joint OCP & Zoning

**REQUESTED LAND USE DESIGNATION AMENDMENT(S):**

Existing OCP Designation:

Existing Zoning:

C1s

Proposed OCP Designation:

Proposed Zoning:

C1s

**REQUIRED DOCUMENTATION:**

All plans and drawings referred to in this section should be submitted with one full scale and one reduced (11 x 17) copy suitable for black and white reproduction. When possible, digital versions should also be included.

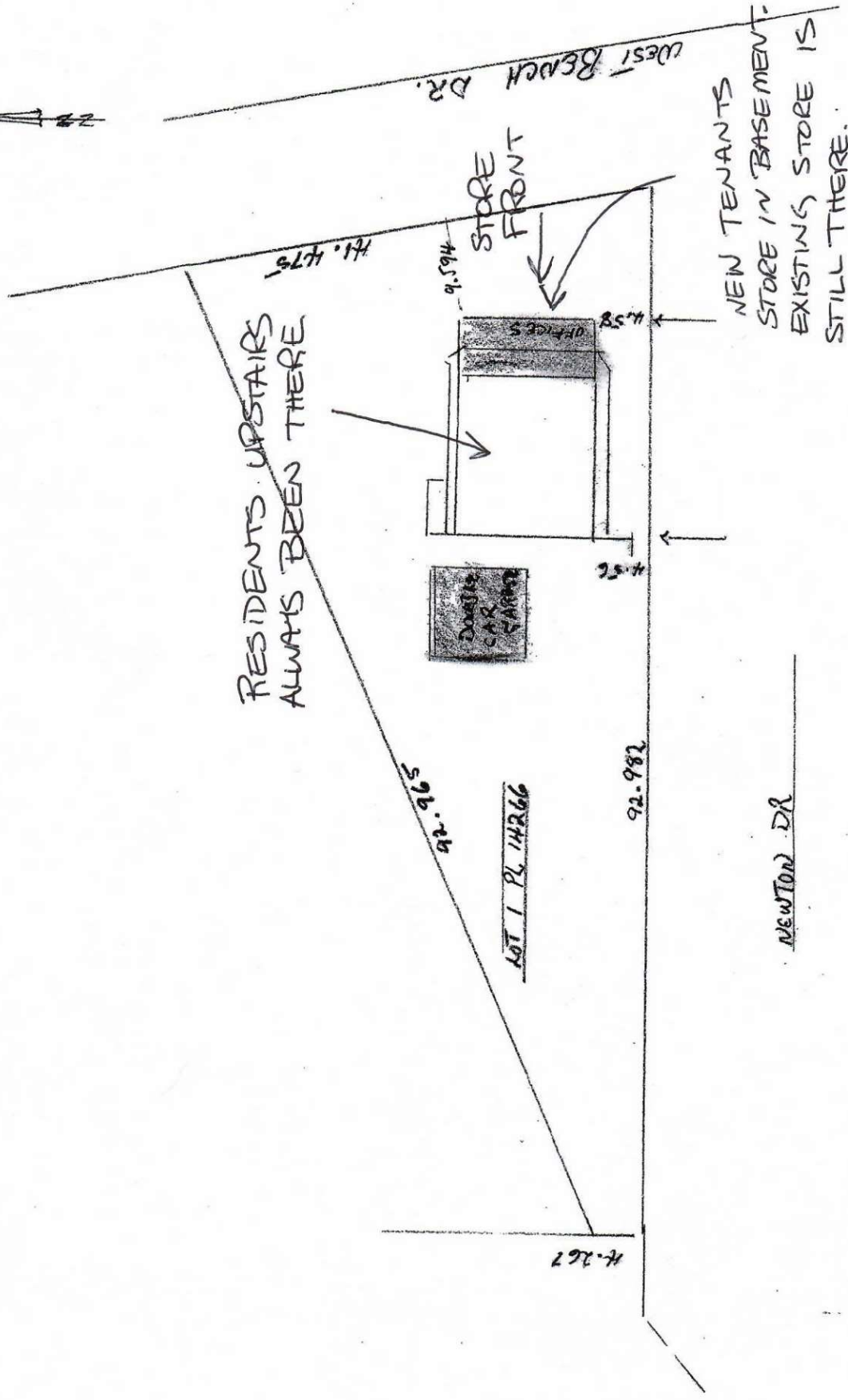
- Certificate of Title** – copies of titles should be dated no more than 30 days prior to the date of application. Copies of titles are available from the Land Titles Office, or through a Government Agent's Office, a notary, lawyer or search company. The Regional District is also able to obtain a copy of a title at a cost of \$25.00.
- Agent Authorization** (if applicable) – signature requirements on Page 4 of this application form
- Context Map** – showing all areas affected by the zoning bylaw amendment, including existing and proposed zones, adjacent properties and roads, watercourses and other significant natural features.
- Development Plans** – drawn to scale and showing the property that is the subject of the application and how it is proposed to develop and/or use the property.
- Subdivision Plan** – rezoning applications submitted to facilitate the subdivision of land should include a proposed plan of subdivision prepared by a BC Land Surveyor which includes subdivision layout (including all dimensioned lots), lot areas, and any proposed easements and right of ways.
- Site Notification** – to be prepared in accordance with the specifications contained in the Regional District's Development Procedures Bylaw, and proof of the sign on the subject property included at the time of making application (i.e. photos).
- Supporting Rationale** – the reason why you are seeking a rezoning must be included (i.e. what will the new zoning allow you to do and why is this a good idea?). Please use the space below to provide your rationale or attach as a separate sheet (as necessary).

Please read the Official Community Plan Bylaw for your Electoral Area to see if the Regional District has adopted policies that may support, or speak against your proposed development.

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*Additional material or more detailed information may be requested by the Regional District upon review of the application.*





~~PROPOSED ADDITION~~

SCALE: 1:500 ALL DIMENSIONS ARE IN METRES  
 CIVIC ADDRESS: 2002 WEST BEACH DR PENTICTON, BC

**Positive and Negative outlook to changing the zone at 2002 West Bench Drive to add a thrift store to the commercial space**

Positive	Negative
Supporting a local family business	none
The business donates to several great causes: *Sowins *Salvation Army Food Bank *One Person Project *Families/Individuals in Crisis *Reservation Health Unit *Young Moms Group *Oliver Free Store *Mariposa Garden's Care Home *Criteraid	
The business is mostly online/delivery sales so traffic at the address is minimum	
The business owners are pleasant and hard working and would be an asset to the community	