

Liquor & Cannabis Regulation Branch Referral

10358 Westside Road

LL-24-01

Regional Board Meeting
March 20, 2025

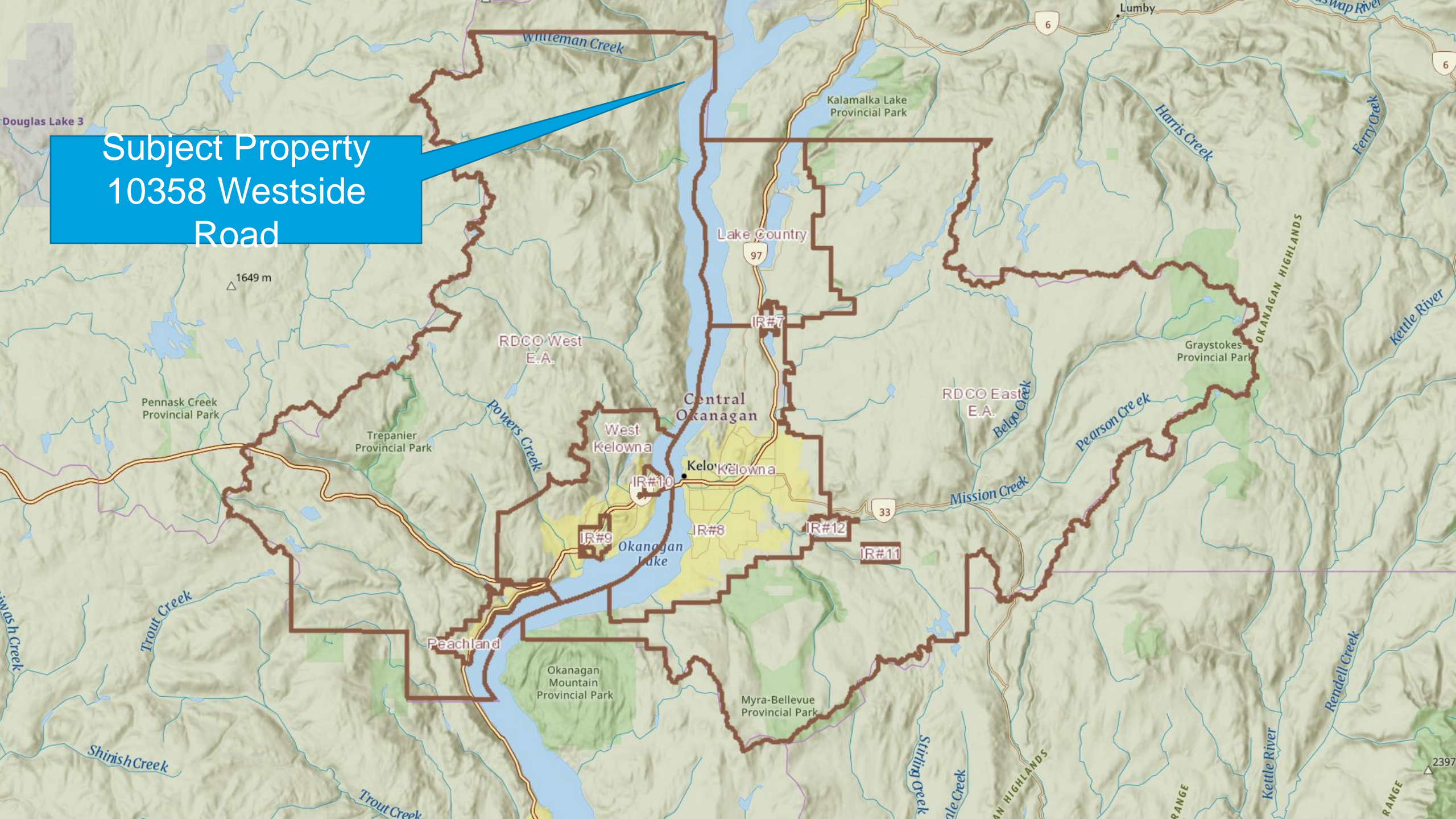
1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Purpose

To consider a Provincial Liquor and Cannabis Regulation Branch referral for a proposed Rural Licensee Retail Store

Subject Property
10358 Westside
Road





RU4
(RDCO)

RU3
(RDCO)

R1
(RDCO)

RU5
(RDCO)

RU5s
(RDCO)

R1s
(RDCO)

P2
(RDCO)

C2
(RDCO)

C5
(RDCO)

Subject Property
10358 Westside
Road

Background

- Few commercial properties in COW
- Development Permit and variances for retail store approved in June 2023
- Temporary building permit;
 - Approved - July 26, 2023
 - Expires - June 29, 2025



Proposal

The applicant is seeking approval to operate a Rural Licensee Retail Store

- Selling unopened liquor from 7:00 AM to 11:00 PM, and
- Selling or serving samples of liquor in the service area

Site Servicing



North West Side Fire Protection Area



No wastewater connections (portable toilets)



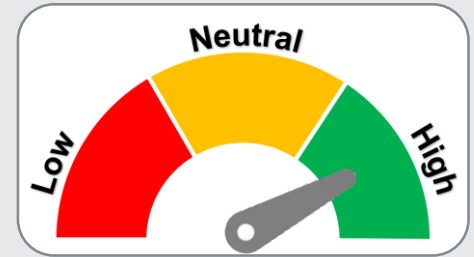
No water connection

RDCO Policy Alignment

Regional Growth Strategy policy

Our Climate

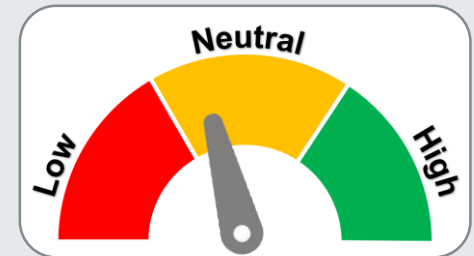
Policy 5: Encourage design and “retrofitting” of neighbourhoods to reduce a person’s travel distance and frequency of trips, and increase access to alternative modes of transportation.



Official Community Plan policy

Concepts encourage some limited local commercial uses to reduce the number of trips and the length of trips residents need to make.

Objective: Encourage good quality local commercial uses to serve the existing rural, residential and recreation communities



Referral Comments - Inspections Services

- Does not recommend support for the proposal which conflicts with the project's intended temporary status and the agreed-upon timeline for removal of the structure.
- The temporary building permit concessions were granted with the understanding that the applicant would test the market, and if viable they would redevelop the site.
- Prolonging temporary operations will detract from the RDCO's desired high-quality development outcomes.

Public Comment



Mailed notices – Feb 24, 2025



Website publication – Feb 25, 2025



Onsite signage – Mar 10, 2025

Summary

- Zoned appropriately for retail uses
- The OCP encourages good quality local commercial services
- No onsite water and wastewater service
- Temporary building permit soon to expire

Recommendation

THAT the Regional District of Central Okanagan Board provides the following comments to the Provincial Liquor and Cannabis Regulation Branch referral, for the subject property at Lot 1, Plan KAP54481, District Lot 3688, ODYD;

1. The Regional District of Central Okanagan Board recommends non support for the application to establish a Rural Licensee Retail Store at the subject property at Lot 1, Plan KAP54481, District Lot 3688, ODYD for the following reason:

- Given that the existing structure is temporarily permitted, with conditions requiring that the building be removed by June 29, 2025, the Regional District does not consider it appropriate to permit liquor sales from this establishment.

Recommendation (cont.)

2. The Regional District of Central Okanagan Board has considered the following:

a. The location of the establishment:

The subject property is zoned appropriately for a Rural Licensee Retail Store. Improved retail services in the RDCO's rural westside community may reduce trip demand and vehicle kilometres travelled to urban centres, which aligns with the RDCO's greenhouse gas emission reduction policy goals. However, given the temporary status of the existing building on site, which must be removed by June 29, 2025, it is not considered appropriate to expand retail offerings to liquor sales at this time.

b. The person capacity and hours of liquor service:

The number of patrons attending a store in this location, and the proposed opening hours, are not expected to significantly impact the community.

Recommendation (cont.)

- c. The impact of noise on the community in the vicinity of the establishment:
Given the size of the subject property and the size of the establishment, the RDCO does not anticipate that noise from the Rural Licensee Retail Store will impact neighbouring property owners.
- d. The general impact on the community if the application is approved:
Additional retail services at the subject property may benefit the community.
- e. The views of residents
Public comments submitted in response to public notifications are attached to the report presented to the Regional Board.

Recommendation (cont.)

3. Public notification of this proposal was conducted according to the RDCO's Development Application Procedures Bylaw No. 1527. Mailed notices were sent to property owners within 150m of the subject property, a notification sign was posted at the property boundary, and notice was published on the RDCO's website.