



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Matt Faucher
Current Planner

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: August 12, 2024
REPORT DATE: July 24, 2024
FILE: 6450 – Zoning Bylaw

SUBJECT: **OVERLAY: DRIVE-THROUGH SERVICES AND MINOR FUEL STATION FOR
EXISTING OPERATIONAL BUSINESSES**

PURPOSE:

To authorize the uses of Drive-through Services and Minor Fuel Stations on lots where existing businesses are operating with these uses.

RECOMMENDATION:

1. THAT Council receive for information the report titled "Overlay: Drive-through Services and Minor Fuel Stations for existing operational businesses" dated July 24, 2024.
2. THAT Bylaw 6009, "Zoning Text (Drive-through Services and Minor Fuel Stations) Amendment Bylaw 6009, 2024", a bylaw to authorize the used of Drive-through Services and Minor Fuel Stations on lots with existing businesses, be read a first and second time;

AND FURTHER, that the Public Hearing for Bylaw 6009 be scheduled for Monday September 23, 2024, at 5:30 pm, in Council Chambers.

ALTERNATIVES & IMPLICATIONS:

N/A

ANALYSIS:

A. Committee Recommendations:

N/A

B. Rationale:

1. Zoning Bylaw 6000 (ZB6000), defines the land uses of Drive-through Services and Minor Fuel Stations as follows:

Drive-through Services means the provision of services, food or other goods to customers seated in their vehicles via one or more designated drive-through lanes or car attendant services, but does not include drive-through vehicle services.

Minor Fuel Station means premises used for the sale of motor fuel, lubricating oils, automotive fluids and associated convenience store products. The facility may be a self-service, full service, key lock, card lock, or other similar operation and may include vehicle washing facilities as an accessory use. This does not include vehicle support services, drive-through vehicle services or minor industrial uses.

Typical examples include: fueling stations with convenience retail stores or a car wash as an accessory use.

2. In ZB6000, the use of Drive-through Services is only a permitted use in the RCC – Resort Commercial Centre zone as this zone directly correlates to the former C10a – Tourist Commercial and Residential zone in Zoning Bylaw 5000 (ZB5000). This was implemented in ZB6000 to provide flexibility to the City's resort areas.

In ZB6000, the use of Minor Fuel Station is only a permitted use in the INDA – Airport Industrial zone to allow for the fueling of aircraft and support vehicles.

Under ZB6000, authorizing the uses of Minor Fuel Station and Drive-through Services on a lot requires a zoning amendment to be considered by Council and includes the requirement of a public hearing.

3. The purpose of Zoning Text (Drive-through Services and Minor Fuel Stations) Amendment Bylaw 6009 is to authorize these uses on a lot, or a portion of a lot, where these uses were previously approved and there is a current business operating with these uses. Administration has reviewed its records and identified 19 businesses operating a Minor Fuel Station and 24 businesses operating with Drive-through Services (Attachment 1).
4. There are an additional four approvals for Drive-through Services on lots under the authority of ZB5000. Should those developments proceed through construction and become operational in accordance with the zoning transition process from ZB5000 to ZB6000 for instream applications, Administration will bring forward the required amendments to authorize the use of Drive-through Services for those lots.

C. Attachments:

Attachment 1 – Zoning Text (Drive-through Services and Minor Fuel Stations) Amendment Bylaw 6009, 2024

D. Council's Strategic Plan Alignment:

- | | |
|---|--|
| <input type="checkbox"/> Governance & Organizational Excellence | <input type="checkbox"/> Livability |
| <input type="checkbox"/> Recreation, Parks & Natural Areas | <input type="checkbox"/> Vibrancy |
| <input type="checkbox"/> Environmental Leadership | <input checked="" type="checkbox"/> Not Applicable |

E. Relevant Policy/Bylaws/Resolutions:

1. Zoning Bylaw 6000

BUDGET/RESOURCE IMPLICATIONS:


N/A


FINANCIAL IMPLICATIONS:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Budget Previously Approved | <input type="checkbox"/> New Budget Request
(Finance Review Required) |
|--|---|--|

Prepared by:

Approved for submission to Council:

X 
Signer 1
Matt Faucher
Current Planner


PP Patricia Bridal, CAO
Date: Aug 7/24

X 
Signer 2
Terry Barton, Director
Planning & Community Services

REVIEWED WITH

- | | | |
|---|---|---|
| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering Development Services |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input type="checkbox"/> Economic Development & Tourism |
| <input type="checkbox"/> COMMITTEE: | | |
| <input type="checkbox"/> OTHER: | | |