



November 24, 2017

City of Kelowna
Planning Department
1435 Water Street
Kelowna, BC

RE: Variance at 730 Stremel Road

Dear Planning Staff:

With this application we are seeking a variance to the east and north lot lines to facilitate the future construction of a second industrial building at this site. There is a 3,328m² building located on the western portion of the site and a large vacant area to the west of the entrance driveway. Plans for the new building have not been developed, but the land owner is seeking a 0.0m setback to east yard set back allow maximum flexibility. A second variance seeks to remove the requirement for a landscape buffer for the north and east property lines.

The subject property and all surrounding sites share the same future land use designation of 'industrial' or 'industrial – transitional'. All the properties that abut the subject property to the east are currently zoned RU1- Large Lot Housing except the neighbour at 1292 Findlay which has the I1 – Industrial Zone. The properties to the north are zoned A1 – Agriculture. As the demand for Industrial zoned property increases, it is expected that all the neighbouring parcels will be zoned industrial and no side yard setback would be required. The parcel to the west is in the process of rezoning to the I2 zone, therefore we were advised by Staff that no variance is needed on that lot line.

The immediate area has seen much growth in the past 5 years with the re-alignment of the street network, development of car dealerships along the highway, and upgrades to neighbouring businesses. There has been an increased demand for industrial buildings and the land owner would like to be prepared to move forward with development plans.

Further, prior to making this application the landowner spoke with the immediate neighbours affected by the proposed side yard setback reduction, and all are in favor of it. It was noted that they like the idea that a building will abut their properties and shield them from any of the onsite traffic. For these reasons, we ask that you support the request to vary the east and north set backs and associated landscape buffers.

Sincerely yours,

Birte Decloux for Tim Goode



733 Stremel Road - existing site conditions. Pictures at the top show the current building and the west lot line. Pictures below show the north lot line. Note: there is a statutory right of way north of the pavement and curb.





Pictures of the neighbouring properties to the east of 730 Stremel Road.



Development Variance Permit



This permit relates to land in the City of Kelowna municipally known as

730 Stremel Rd

and legally known as

Lot 1 Section 34 Township 26 ODYD Plan KAP88474

and permits the land to be used for the following development:

General Industrial Uses

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision:

Decision By:

CITY COUNCIL

Issued Date:

This permit will not be valid if development has not commenced by June 12, 2020.

Existing Zone: I2 – General Industrial

Future Land Use Designation: Industrial

This is NOT a Building Permit.

In addition to your Development Variance Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Goode Properties Inc., Inc.No. BC1050590

Applicant: Urban Options Planning & Permits

Ryan Smith
Community Planning Department Manager

Date

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The siting of the building to be constructed on the land be in accordance with Schedule "A";

This Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

None required.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the CURRENT LAND OWNER.



THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IHS
DESIGN AND MAY NOT BE REPRODUCED OR USED WITHOUT
EXPRESSED WRITTEN PERMISSION FROM THE SAME.



PROJECT

COMMERCIAL DEVELOPMENT

730 STREMEL ROAD

KELOWNA, BC V1X 5E7

LOT 1 PLAN KAP88474

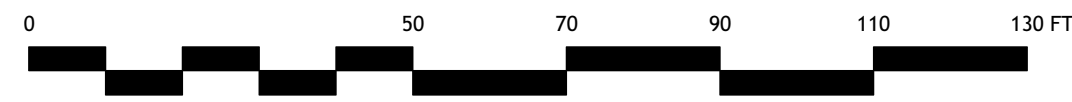
DATE MAY 3, 2018

DRAWING NUMBER

1

— *of* —

1



<h1 style="margin: 0; color: red;">SCHEDULE</h1> <p style="margin: 10px 0;">This forms part of application</p> <p style="margin: 0; color: red; font-weight: bold;"># DVP17-0278</p>	<h1 style="margin: 0; color: red;">A</h1> <div style="margin: 20px 0;">  </div> <p style="margin: 0; font-weight: bold; font-size: 1.2em;">City of Kelowna</p> <p style="margin: 0; font-weight: bold; font-size: 0.8em;">COMMUNITY PLANNING</p>
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