REPORT TO COUNCIL

Date:	January 28, 2019		
RIM No.	1250-30		
To:	City Manager		
From:	Community Planning Department (LK)		
Application:	Z18-0061	**Owner:**	Stuart McMillan & Jackie Large
Address:	2960 Sexsmith Road	**Applicant:**	CTQ Consultants Ltd.
Subject:	Rezoning Application		
Existing OCP Designation:	IND-L – Industrial - Limited		
Existing Zone:	A1 – Agriculture		
Proposed Zone:	I6- Low Impact Transitional Industrial		

1.0 Recommendation

THAT Rezoning Application No. Z18-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 33 Section 3 Township 23 ODYD Plan 18861, located at 2960 Sexsmith Road, Kelowna, BC from the A1 – Agriculture Zone to the I6 – Low Impact Transitional Industrial Zone, be considered by Council;

AND THAT the Zone Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zone Amending Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment 'A' attached to the Report from the Community Planning Department dated January 28, 2019.

2.0 Purpose

To rezone the subject property from the A1 – Agricultural Zone to the I6 – Low Impact Transitional Industrial Zone for an outdoor storage.

3.0 Community Planning

Staff support the rezoning application from the A1 zone to the I6 zone as the Official Community Plan (OCP) designates the property as IND-L Industrial – Limited which was created for the I6 zone. The zone was created to allow for a range of low-impact industrial uses that are intended to act as a transition between the general industrial areas to the south and east and the rural residential areas to the north and west. The permitted uses, development regulations, screening requirements, outdoor storage restriction

and other regulations within the I6 zone are designed to limit negative impacts to the nearby residential, rural and agricultural uses in the area.

4.0 Proposal

4.1 Project Description

The applicant is proposing to rezone the property to allow for outdoor storage of boats and RV's. Should Council support the Rezoning, a Development Permit and any associated variances will come before Council to review the site layout and landscape plan. The existing dwelling has now been demolished and the driveway access to Sexsmith Rd will be removed. The primary site access is proposed on Arab Rd with a secondary access proposed from (future) Palamino Rd. The gravel surfaced site will provide multiple rows of storage/parking for RV's and boats.

4.2 Site Context

Subject Property Map: 2960 Sexsmith Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Industrial Land Use Policies.[1] Focus industrial development to areas suitable for industrial use.

Industrial Supply Protection.[2] Protect existing industrial lands from conversion to other land uses by not supporting the rezoning of industrial land to preclude industrial activities unless there are environmental reasons for encouraging a change of use.

6.0 Technical Comments

6.1 Development Engineering Department

- Refer to Attachment A dated May 28, 2018.

[1] City of Kelowna Official Community Plan, Policy 5.28 (Development Process Chapter).
[2] City of Kelowna Official Community Plan, Policy 5.30.1 (Development Process Chapter).

7.0 Application Chronology

Date of Application Received: May 25, 2018
Date Public Consultation Completed: January 7, 2019

Report prepared by: Lydia Korolchuk, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Attachment A: Development Engineering Memorandum
Attachment B: Site Plan