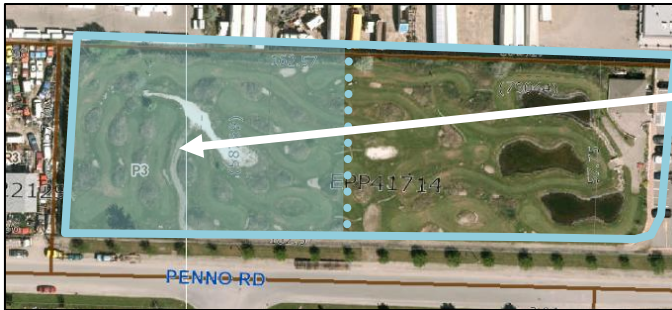


The OCP identifies lands designated as IND - Industrial are eligible for TUPs. The proposed temporary storage yard fits within the industrial designation and the surrounding properties.

The subject property is currently divided between a 9 hole putting course and vacant land. The applicant would like to use the vacant portion of the property for outdoor storage. The western portion of the property could be rezoned and subdivided in the future as the property meets the industrial designation within the OCP and the subdivision regulations within the Zoning Bylaw. The applicant has indicated that they would be willing to rezone and subdivide the property when the Temporary Use Permit expires but currently do not have a development plan.

There is a road reserve on property which was put in place for the extension of Norris Road. If the applicant were to rezone or to subdivide the property they would be responsible for the construction of Norris Road. The applicant does not want to perform this work at this time and would prefer to delay that expense to a future date when the Temporary Use Permit expires.

Staff is concerned that the temporary industrial use may become permanent and in the future (3-6 years) the applicant may lobby for Norris Road to not be installed. As a result, Staff is recommending that a condition of TUP approval be that no permanent structures shall be erected in relation to the storage use. The limitation on permanent structures will hopefully motivate the applicant to commit to the future road construction once a rezoning application is submitted.



Approximate portion of property subject to TUP (2012 Air Photo)

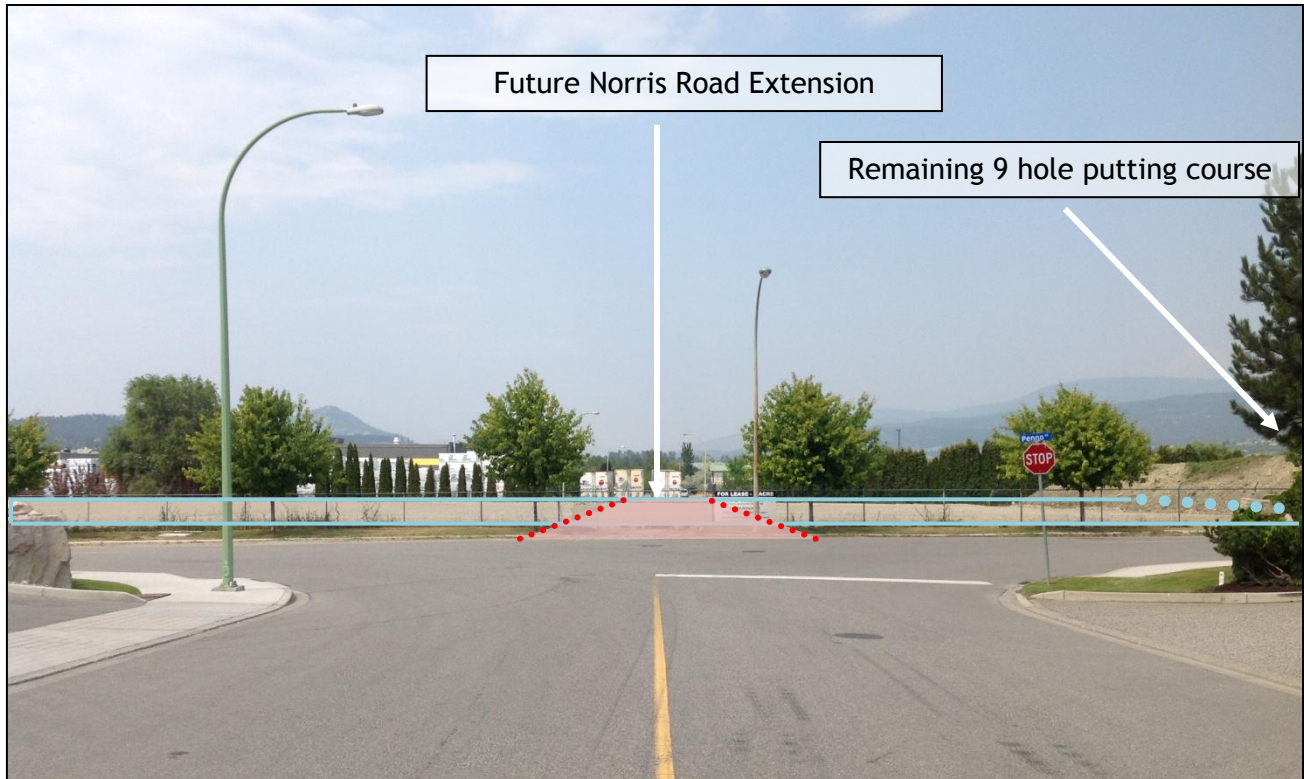


Figure 1: July 9th 2015

4.0 Proposal

4.1 Project Description

The 18 hole golf putting course beside Kelowna Springs Golf Club has been reduced to a 9 hole course. The remaining 9 hole course is located on the east side of the subject property adjacent to the Kelowna Springs Golf Club. The west side of the property is currently a vacant area.

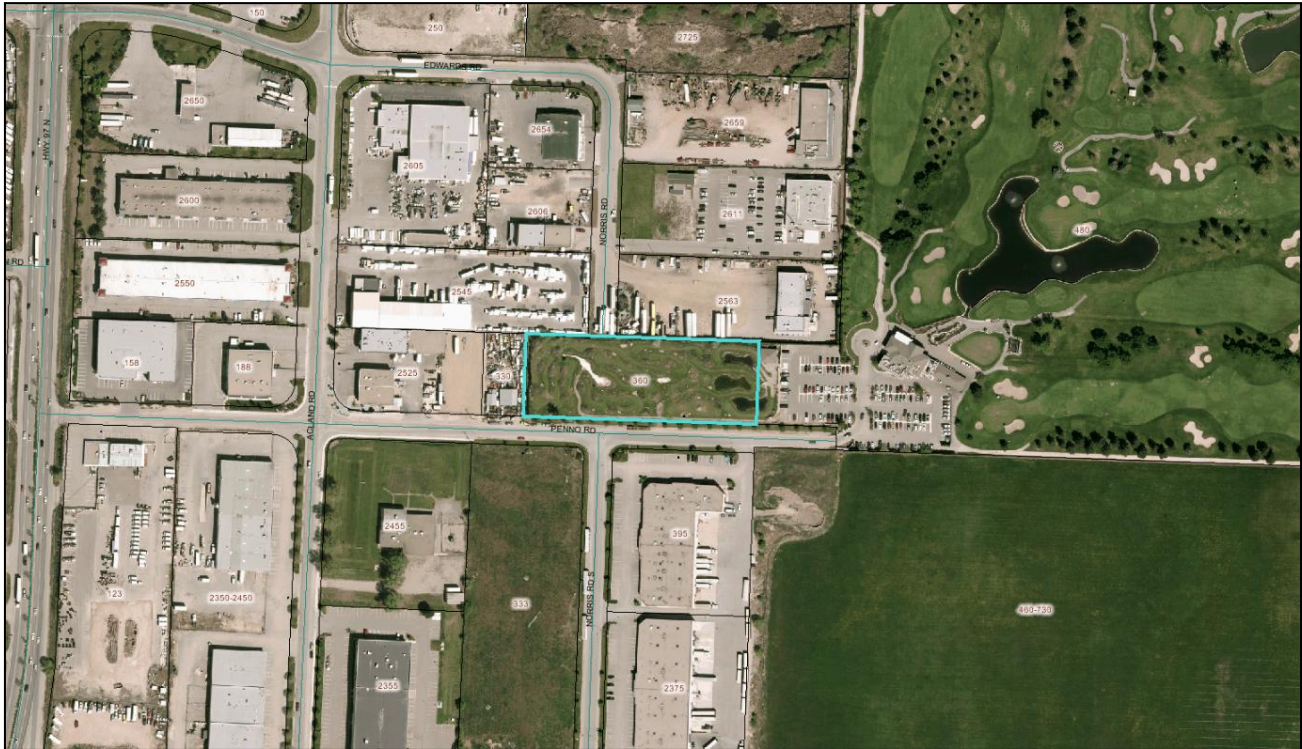
In fulfillment of *Council Policy #367: Public Consultation and Notification for Development Applications*, the applicant undertook notification of surrounding neighbours and property owners. Staff has received no correspondence to date regarding this application.

4.2 Site Context

The subject site is located near Highway 97, south of the airport and is designated as IND - Industrial. Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	I2 - Industrial	Industrial
East	P3 - Parks and Open Space Unzoned property	Golf Course
South	I2 - Industrial	Industrial
West	I2 - Industrial RR3 - Rural Residential 3	Industrial

Subject Property Map: 360 Penno Road (2012 Air Photo)



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 4 - Future Land Use - Temporary Use Permits (TUP)

The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit specific uses on the designated sites. Within these areas, Council may, by resolution, issue a Temporary Use Permit and specify the conditions under which the temporary use be carried on. Upon the expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the City of Kelowna Zoning Bylaw 8000.

Temporary Use Permits may be considered within the Permanent Growth Boundary (PGB) on all lands designated in OCP2030 Commercial, Education/Institutional, Industrial, Mixed Use, or Public Service/Utility. All Temporary Use Permits must conform to other policy direction in this OCP, including fit within the character of the neighbourhood and surrounding uses. Appropriate landscaping, screening and buffering will be included as conditions of the permit to protect adjacent land uses.

6.0 Technical Comments

6.1 Development Engineering Department

See attached Memorandum.

6.2 Fire Department

The Fire Department has no issues with the storage of vehicles on the property as there are no buildings on the lot. Please ensure accessibility to the property should a vehicle fire occur - an access aisle through the storage. No storage of hazardous or flammable materials/liquids on site. No hazardous processes on site.

7.0 Application Chronology

Date of Application Received: June 17th, 2015

Date of Public Consultation Received: August 21st, 2013

Report prepared by:

Adam Cseke, Planner

Reviewed by:



Ryan Smith, Community Planning Manager

Attachments:

Subject Property Map

Attachments

Context/Site Photos

Development Engineering Memorandum

DRAFT Temporary Use Permit No. TUP15-0002