



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

April 10, 2015

**RE: 360 Penno Road**

City of Kelowna Councillors & Management:

Our family has owned Kelowna Springs Golf Club for twenty years – two titles make up this land.

The main title is approximately 105 acres, is zoned P3, and has been assessed fairly by BC Assessment over the years with an annual cost that is in line with other area golf courses. This is the land that comprises all of the 18 holes, clubhouse and parking.

It is the second lot that we are seeking a temporary land use variance. The lot is less than 3 acres, and was originally a driving range 20 years ago. We then turned it into an 18 hole putting course about 12 years ago, as it was too short to be a driving range, and we experienced frequent problems with errant golf balls. This lot is also zoned P3, but the effective tax rate on it has been between 7 and 8 times the per acre rate on the larger title. In the OCP, I understand the City sees the lot as I2 zoning down the road, and am told by BC Assessment that this is why the taxes are substantial in comparison.

We have endeavored to keep green space near the main entrance of the golf course – this truly has been the driving force to operate the putting course. We simply have never wanted more 'industrial' use crowding Kelowna Springs Golf Club. There is an abundance of industrial all around us as it is.

However, as the tax rate has climbed, and the golf industry receded, we have been forced to make some tougher decisions.

Our first decision was to do a lot line adjustment – this was recently completed, and it saw a small portion of the 'putting course' land (the end nearest to the golf course main Clubhouse) added to the main title. For clarification, the part that was removed has been used for parking for 12+ years (the main parking lot simply staggered over the two titles).

Our second decision is to try and find a 'happy medium' between keeping green space while not losing thousands of dollars annually on the 'putting course' property. To do this, we have altered the putting course from 18 holes to 9 holes, and made ongoing maintenance easier. This answers our desire to have a green space buffer near our entrance. With the remaining land (all at the far end), we simply want to find a **single** commercial tenant to rent from us with the sole purpose being commercial storage. We have had interest from eight parties, including three very good and logical candidates.

I am told we need to request and attain a variance to the permitted use to do this. We are not developers, and have no prior experience in these matters. We also have no interest in re-zoning the property at this time, as there is a strong likelihood that the City may require that a long standing road

easement be triggered. As we have no plans to develop the property, the financial impact of this would simply be too much given our humble intentions.

Our goals are to continue to operate Kelowna Springs Golf Course for as long as possible – ownership has already passed from one generation of our family, and it is our intent to see both properties remain in our family – ideally to transfer to a third generation a few more decades from now.

We seek permission to use approximately 1 acre of the 'putting course' property to generate a revenue source that will somewhat justify our desire to both hold the land, and retain the 9 hole putting course green space. We anticipate revenue potential of \$1 per square foot per year.

I would be happy to answer any questions at any time, and I am very hopeful of your timely support in this manner.

Respectfully,

Ian Robertson



250-765-2364, ext 1 W 250-868-0858 Home 250-808-0858 Cell [gm@kelownasprings.com](mailto:gm@kelownasprings.com)





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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** August 6, 2015  
**File No.:** TUP15-0002  
**To:** Urban Planning (AC)  
**From:** Development Engineer Manager (SM)  
**Subject:** 360 Penno Road, Lot 1, plan 4183, D.L. 123, ODYD.

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The Development Engineering comments and requirements regarding this Temporary Use Permit application are as follows:

1. General.

- a) This application does not compromise any Municipal services.
- b) Development Engineering has no requirements associated with this application.

1. Transportation.

- a) There is a road reserve registered on the property for the continuity of Norris Road. The link between the North and South sections of Norris Road is not essential at this point in time but may be triggered after the realignment of Rutland Road with Acland Road. The Norris Road connectivity will depend upon the assessment of the traffic pattern created by the contemplated transportation network improvements in the area.
- b) In the future, Acland Road will be extended to the YLW airport and will become a crucial arterial link from Rutland to the North. Norris road will then be classified as a collector between Old Vernon Road and Edwards Road. The construction of Norris Road link through the subject property will likely be triggered near the time of the northerly Acland Road extension.

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Steve Muenz, P.Eng.  
Development Engineering Manager

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# CITY OF KELOWNA

## APPROVED ISSUANCE OF A:

Temporary Industrial Use Permit: TUP15-0002

EXISTING ZONING DESIGNATION: P3 - PARKS AND OPEN SPACE

ISSUED TO: New North West Trading Inc., BC0845659 (Ian Robertson)

LOCATION OF SUBJECT SITE: 360 Penno Road

	LOT	DISTRICT LOT	PLAN	SECTION	TOWNSHIP	DISTRICT
LEGAL DESCRIPTION:	2	123	Plan 3874 Except Plan 43848			O.D.Y.D.

### SCOPE OF APPROVAL

- This 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 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.

### 1. TERMS AND CONDITIONS:

- a) THAT, in addition to the permitted uses of the P3 - Parks and Open Space zone of Zoning Bylaw 8000, as amended or replaced from time to time, this Permit allows for the "outdoor storage" ;
- b) The dimensions and siting of the temporary use on the land be in general accordance with Schedule "A";
- c) AND THAT this Permit will expire three years from the date of Council approval;
- d) AND THAT, following the expiry of this Permit, the use of the subject property must comply with the provisions of the P3 - Parks and Open Space zone of Zoning Bylaw 8000, as amended or replaced from time to time or a rezoning application be submitted to the City in order to permanently allow industrial uses;
- e) AND THAT as a condition of issuance of the Temporary Use Permit that the following are completed by the owner:
  - i. That no permanent structures be erected on the subject property in relation to the outdoor storage temporary use.

### DEVELOPMENT:

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not transferable unless specifically Permitted by the Municipality. The authorization to transfer the Permit shall, if deemed acceptable, be granted by Council resolution.

**THIS Permit IS NOT A BUILDING Permit.**

APPLICANT'S AGREEMENT:

I hereby declare that all the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree 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 granting to me the said Permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of 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.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning and Real Estate Department immediately to avoid any unnecessary delay in processing the application.

**I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.**

\_\_\_\_\_  
Signature of Owner/Authorized Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone No.

2. APPROVALS:

TEMPORARY USE PERMIT AUTHORIZED BY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

ISSUED BY THE COMMUNITY PLANNING DEPT. OF THE CITY OF KELOWNA THE \_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
Ryan Smith  
Urban Planning Manager





We propose access to the storage yard to be along Penno Road - to be determined in consultation with hopeful lessee as to what makes the most sense for their needs, traffic, etc. Our first choice would be for access to be to the far left end of the property as shown above. \*There will be NO permanent structures of any kind put on the lot, nor is there a need for any services for our intended use.

*\*for the timeline of temporary use permit.*

Total size of the storage yard is approximately 285' \* 180' (51,300 square feet)

**SCHEDULE A**  
 This forms part of development  
 Permit # TUP15-0002





SCHEDULE A  
This forms part of development  
permit # TPR15-002