

# TEMPORARY USE PERMIT



## APPROVED ISSUANCE OF TEMPORARY USE PERMIT NO. TUP24-0001

**Issued To:** Whitworth Holdings Ltd., Inc. No. 1059455  
**Site Address:** 368 Industrial Avenue, 1090 Manhattan Drive & 1054 Ellis Street  
**Legal Description:** Lot 1 District Lot 139 ODYD Plan KAP69068  
**Zoning Classification:** UC1 – Downtown Urban Centre

### 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.

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 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.

### 1. TERMS AND CONDITIONS

THAT Temporary Use Permit No. TUP24-0001 for Lot 1 District Lot 139 ODYD Plan KAP69068, located at 368 Industrial Avenue, 1090 Manhattan Drive & 1054 Ellis Street, Kelowna, BC be approved for a three (3) year period subject to the following:

- a) The dimensions and siting of the outdoor storage area in accordance with Schedule "A".

AND THAT any application to extend the Permit must be approved by Council prior to this Permit expiring.

### 2. PERFORMANCE SECURITY

None required.

### 3. 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 that shall form a part hereof.

**This Permit IS NOT a Building Permit.**

#### 4. APPLICANT'S AGREEMENT

I hereby declare that all of 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.

I further covenant and agree that should I be granted a Temporary Use Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

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

#### 5. APPROVALS

Approved by Council on the May 13, 2025

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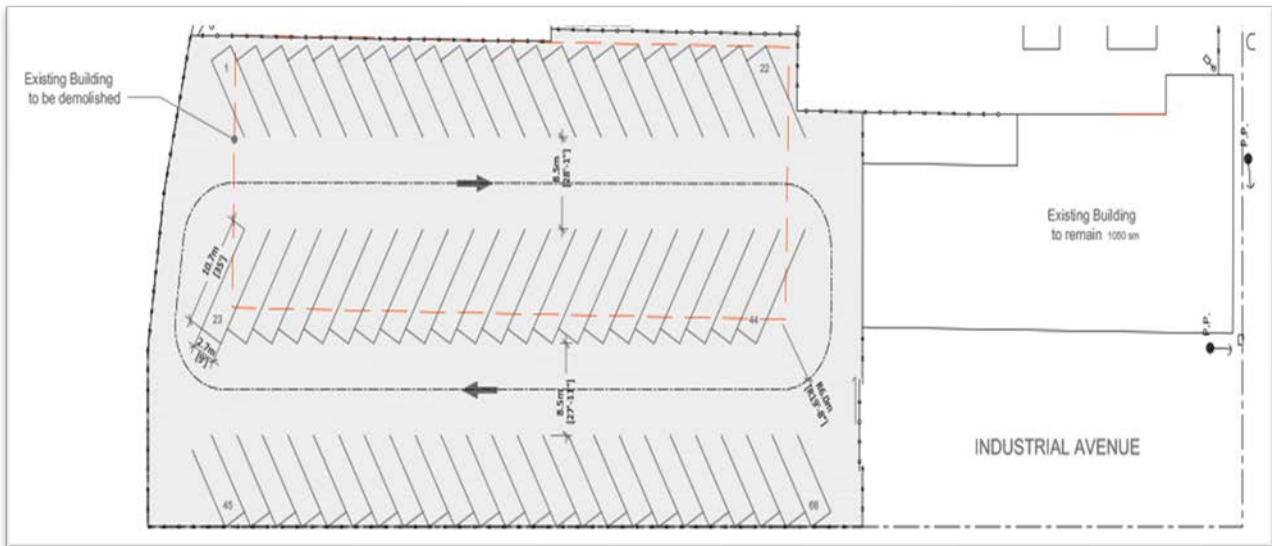
Nola Kilmartin  
Development Planning Department Manager  
Planning & Development Services

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Date of Issuance

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall be returned to the PERMIT HOLDER.**

### 368 Industrial Avenue – Proposed Site Plan





368 Industrial Avenue – Proposed Site – (Aerial of existing site)

Revised April 2, 2025



Proposed Temporary Use Permit

Whitworth Holdings Ltd. is the owner of the above site at 368 Industrial Ave. Kelowna. Whitworth intends to demolish the building highlighted in yellow.

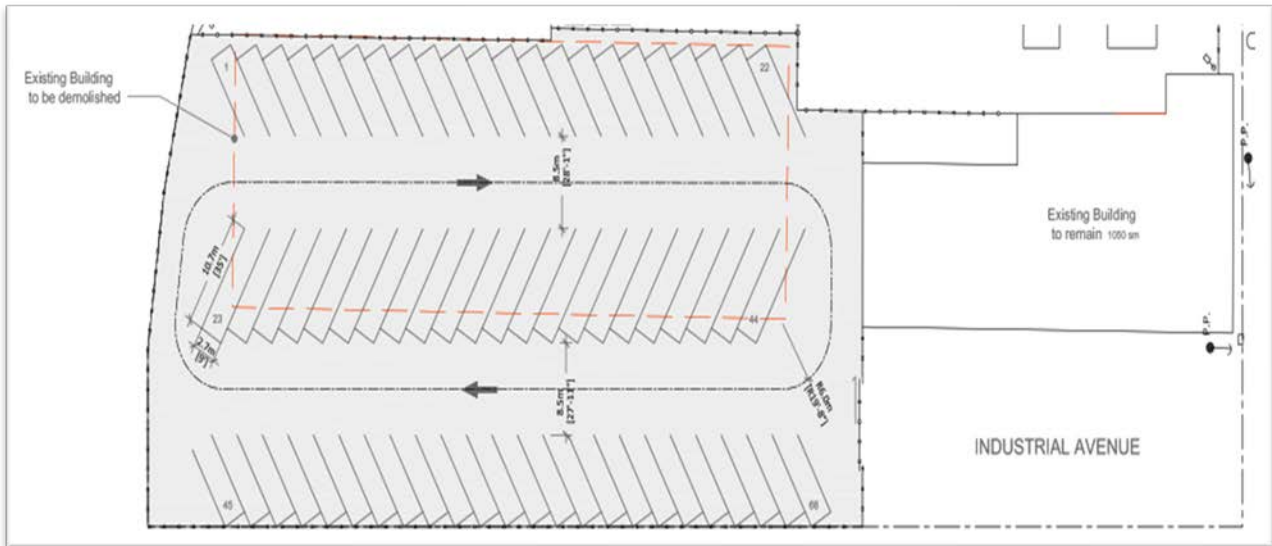
Whitworth has applied to the City of Kelowna for a Temporary Use Permit to allow for the site, including the area of the former building, to be used as Outdoor Storage including boat storage, RV Storage, Fleet vehicle storage and related misc. small storage items.

Please see proposed storage site plan below shaded in grey. The Red dotted line is the existing building to be demolished. Note: the building marked 1054 will remain in place with tenants and Whitworth's Building operations offices providing on going daytime supervision of the proposed storage use. Additionally, night security patrols that currently "spot check" the site will remain in place.

A Security gate as shown on the plan will be installed and Whitworth proposes utilizing existing fencing with some fenced areas being patched and repaired. There will be no razor wire or pointed fence tops to avoid wild life impalement.

The existing asphalt will remain in place and the former building concrete slab will be utilized for storage parking. Existing storm system will service the site as it has done for many decades. No new vehicle access will be required. There existing access on Ellis is sufficient.

Finally, the two existing power poles will remain in place and offer sufficient lighting. Lighting adjacent properties are use to and support.



There presently is outdoor storage adjacent the site at the applicants Telus Park site. The proposed outdoor storage at 368 Industrial Ave. will be clean, organized and managed in a similar professional manner to Telus Park.

Best Regards

Whitworth Holdings Ltd.