
CITY OF KELOWNA

MEMORANDUM

Date: July 4, 2024
File No.: Z24-0018
To: Suburban & Rural Planning (DS)
From: Development Engineering Manager (NC)
Subject: 3020 Appaloosa Rd

ATTACHMENT A	
This forms part of application # Z24-0018	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

A2 to I2

The Development Engineering Department has the following comments associated with this application to rezone the subject property from the A2 - Agriculture/Rural Residential (Non-ALR) zone to the I2 - General Industrial zone.

Works and Servicing requirements directly attributable at the time of Building Permit will be provided in the future Development Engineering Department memo for the Development Permit application.

The Development Engineering Technologist for this file is Cindal McCabe (cmccabe@kelowna.ca).

1. **GENERAL**

- a. The following comments and requirements are valid for a period of one (1) year from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw has not been adopted within this time.

2. **SITE-SPECIFIC REQUIREMENTS**


- a. All Works and Services (excluding landscaping, which will be a requirement of this development at the time of Building Permit) are being completed by a neighbourhood development group. The development group will be applying for a Latecomer Agreement per the provisions of the Subdivision, Development and Servicing Bylaw No. 7900, Part 6. Under the terms of a Latecomer Agreement, the Applicant will be required make payment to the City of Kelowna for their proportional share of the cost of the work performed by the development group, which will then be remitted to the group. If this Latecomer Agreement is not formalized before the Applicant wishes to proceed with rezoning of the subject property, the Applicant may choose to enter into a Servicing Agreement for the Works and Services and provide performance security for the estimated cost plus contingency. This security will then be used to pay the Latecomer Agreement when it is established, and any remaining security will be returned to the Applicant.
- b. The Development Engineering Department understands that the Applicant has an agreement with the development group and they have already provided payment for their proportional share of the cost of the work. Upon confirmation from the development group of this agreement, the requirement for the Applicant to pay the Latecomer charge will be waived.

- c. Any revisions to the Works and Services performed by the neighbourhood development group required of the subject property such as revised service sizes or locations, or revised driveway location, will be the responsibility of the subject property at the time of Building Permit. Boulevard landscaping will be the responsibility of the subject property at the time of Building Permit.



Nelson Chapman, P.Eng.
Development Engineering Manager

CM

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ATTACHMENT B

This forms part of application
Z24-0018

Planner
Initials TC



PROJECT DESCRIPTION/RATIONALE

3020 Appaloosa Road, City of Kelowna Development Proposal

Proposal to Rezone from A1 (non ALR) to I2

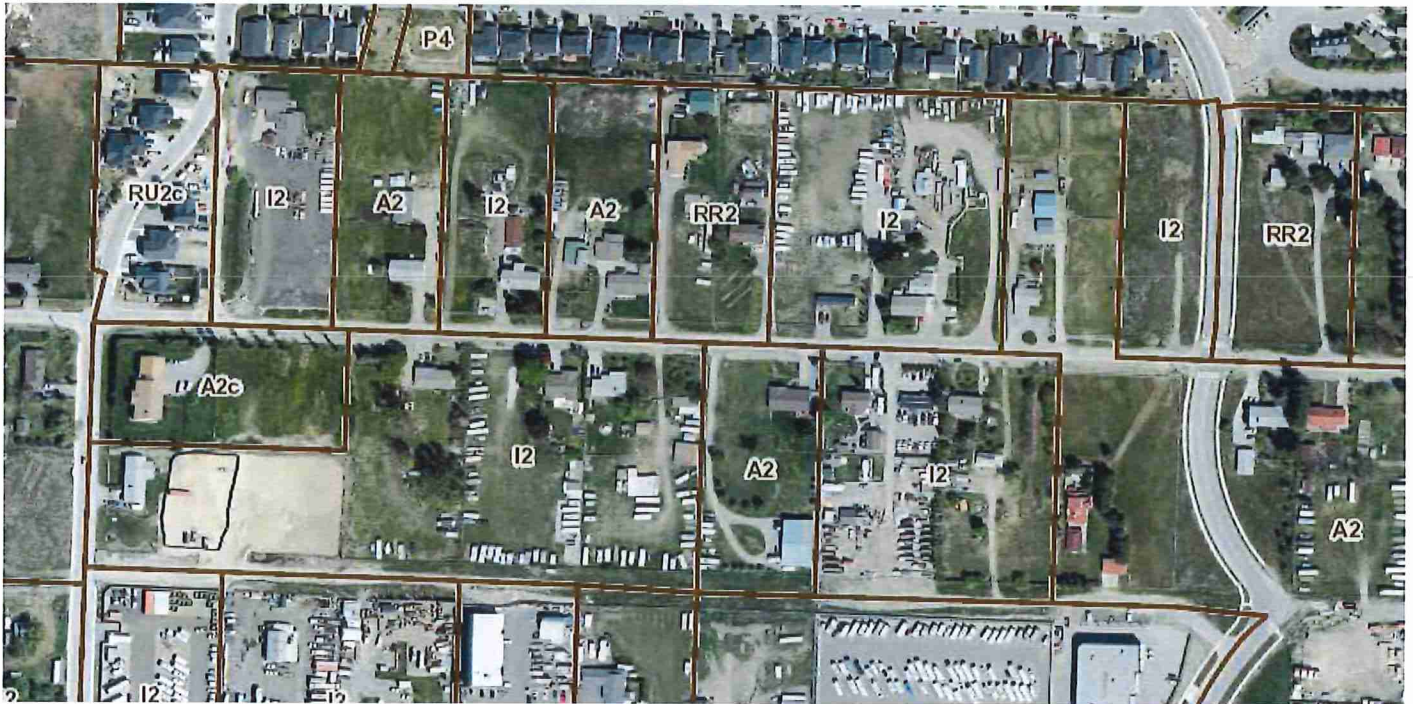
CTQ File 17118-20

March 20, 2024



Background

The Appaloosa Road area has been a neighbourhood on the verge of transition since 2012. The area was primarily zoned for Agriculture (non ALR), many of the area's parcels have had a history of non-conforming uses (largely low impact industrial in nature) and a desire to legitimize those uses through rezoning to address the need for greater industrial lands within the city. In 2022 several of the properties on Appaloosa Road rezoned to I2 Industrial, including the properties on each side of 3020 Appaloosa Road. As part of the adjacent rezoning in the area Appaloosa Road was upgraded to an Industrial Collector with curb and gutter, sidewalks and improved sanitary and water services, as per the July 7th, 2021 Servicing Agreement between the City of Kelowna and the Appaloosa Group (12386 BC Ltd.). The current zoning in the area is shown on the figure below.



Current Appaloosa Road Zoning

The future land use of this area has been designated in the City's 2040 Official Community Plan (OCP) as *Industrial*.



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Development Proposal

The property owner wishes to rezone the subject property from *A1 – Agriculture 1* to *I2 – General Industrial* to allow for an office and equipment storage in accordance with the City's Development Permit guidelines to facilitate a contractor services business. The I2 zone is intended to accommodate a range of general industrial land uses, which are appropriate as a transition between established industrial land uses and residential, rural and agricultural land uses. For the foreseeable future the property owner intends to maintain the existing residence following successful rezoning of the parcel.

Subject Property

3020 Appaloosa Road is approximately 1.83 acres (0.74 ha) with a gentle slope running northwest to southeast. The property is utilized for residential purposes. The western parcel boundary abuts 3008 Appaloosa Road, an I2 zoned parcel that has a civil contractor business and equipment site storage. To the east 3036 Appaloosa Road is also zoned I2 and contains a residential house with outbuildings. The storm water retention pond that services the adjacent Shetland residential neighborhood provides most of the north property line frontage.

Other than the dwelling located at the south end and an outbuilding in the center of the lot, lawn and open space occupies the remainder of the parcel.

The property is serviced by community water and has a recently installed sanitary sewer service that has not been connected to the onsite residence at this time.

Existing Zoning

The parcel is zoned *A1 – Agriculture 1* and is not contained within the ALR.

Future Land Use

The anticipated Future Land Use is *General Industrial* – which envisions light industrial and general industrial uses located in areas as transitional between heavy industrial and residential.

Servicing

The property is serviced by community water from GEID and has a recently installed sanitary sewer service that has not been connected to the onsite residence at this time. The servicing plan which meets the area's requirements in accordance with the City's Subdivision, Development & Servicing Bylaw No. 7900 was completed in 2023.

Capital Costs

Industrial developments are responsible for contributing financially to the overall structural health of the community as it relates to parks, roads and community services where appropriate through development cost charges (DCCs). For industrial lands the DCC Costs are calculated and payable upon the issuance of a development / building permit related to the redevelopment of the site to the light industrial land use.



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The overall redevelopment of the Appaloosa Road neighbourhood from the A1 zone to the I2 zone required the improvement of Appaloosa Road from a Rural Local Road cross section to an Urban Industrial Collector, as per the July 7th, 2021, Servicing agreement with the City of Kelowna.

The owner has contributed the proportional cost of the frontage improvements for 3020 Appaloosa Road, as a member of the Appaloosa Group (12386 BC Ltd.). The owner also owns the adjacent property located at 3008 Appaloosa Road and is part of the Appaloosa Group (12386 BC Ltd.) and is a signatory for 3008 Appaloosa Road as part of the Servicing Agreement with the City of Kelowna for the Appaloosa Road frontage works.

Upon completion of the Appaloosa Road works, anticipated in the spring of 2024, a late comer will be set up for each of the parcels on Appaloosa Road that were not rezoned as part of the Servicing agreement. The subject property (3020 Appaloosa Road) will not be included within the latecomer agreement as the cost of the frontage works has been paid by the owner to the Appaloosa Group (12386 BC Ltd.).

Form and Character

Prior to obtaining a Building Permit, industrial developments are required to obtain an approved Development Permit for compliance with form and character guidelines. General industrial areas must ensure appropriate screening to maintain privacy of residential uses, proper placement of window openings and loading doors and strategic orientation of lighting to minimize light trespass and overall disturbance to adjacent residential uses. The property owner intends to pursue approval of a Development Permit following successful rezoning of the parcel.

Summary

The proposed rezoning is in line with the City's anticipated future land use for the area, which fits with the general industrial uses to the south. The City is currently processing numerous rezoning applications within the area with the same zoning objectives and numerous I2 zoned properties already exist along Appaloosa Road and Sexsmith Road. Rezoning the subject property and transitioning this area into I2 zoning will provide much needed general industrial lands in the City.



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MEMORANDUM

Date: June 17, 2025
To: Tyler Caswell, MCIP, CoK Planner
Project #: 17118-20
Project Name: 3020 Appaloosa Road Rezoning
Re: Neighbour Notification

Executive Summary

The following memorandum is intended to provide a level of comfort to the City of Kelowna addressing the level of Neighbour Notification in support of the proposed rezoning of 3020 Appaloosa Road to the I2 Industrial Zone.

Background Information

The attached Notice of Rezoning Application dated May 20, 2025 was distributed to the properties within a 50m radius of the subject property. The attached Neighbour Consultation Form was completed by the Applicant Karen Desjardins after she had hand delivered the Notice to the properties within 50m of the subject property.

Neighbourhood Input / Feedback

There was no input / feedback received from the neighbours from the distribution of the Notice.

Project Modifications

There are no changes to the proposed Rezoning Application resulting from the neighbour notification and / or feedback.

We trust the above addresses the requirements of the Neighbour Notification Process.

David D. Cullen, P.Eng.
Project Engineer

cc: Karen Desjardins

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RE: NOTICE OF REZONING APPLICATION

May 16, 2025

City File# Z24-0018

Located at 3020 Appaloosa Road

DEAR PROPERTY OWNER/RESIDENT/TENANT

Please be advised that 1348730 BC Ltd. has made application to the City of Kelowna to rezone 3020 Appaloosa Road.
(Shown on the back of this notice).

In keeping with the requirements of the City's Policy #367 (Public Notification and Consultation for Development Applications), we are informing you of this application to the City, and inviting property owners in the vicinity of the subject property to attend the Public Hearing regarding the proposed OCP amendment and Rezoning Application.

Any questions or comments about the application should be directed to the consultant, using any of the following means:

- EMAIL: dcullen@ctqconsultants.ca
- CANADA POST: CTQ Consultants Ltd. 1334 St. Paul St. Kelowna, BC V1Y 2E1 Attn: Sylvain Cadieux
- PHONE: 250-979-1221 (Ext 120) Cell: 250-970-6525
- ATTEND MEETING: (Comments can be made in writing)

RELEVANT INFORMATION

- AGENT David Cullen, P.Eng. - CTQ Consultants Ltd.
- OWNER 1348730 BC Ltd. - Attention: Karen DesJardins
- Future OFFICIAL COMMUNITY
PLAN Designation: Business Industrial
PROPOSED DESIGNATION: I2 – General Industrial
- CURRENT ZONING: A2

EXPLANATION – The proposed application is consistent with the goals of the current Official Community Plan that calls for industrialization of the Appaloosa Road neighborhood. The proposed application requests the reconfiguration of land uses that is integral to and consistent with the plans for the new neighborhood.

Thank you very much for your interest in this matter.

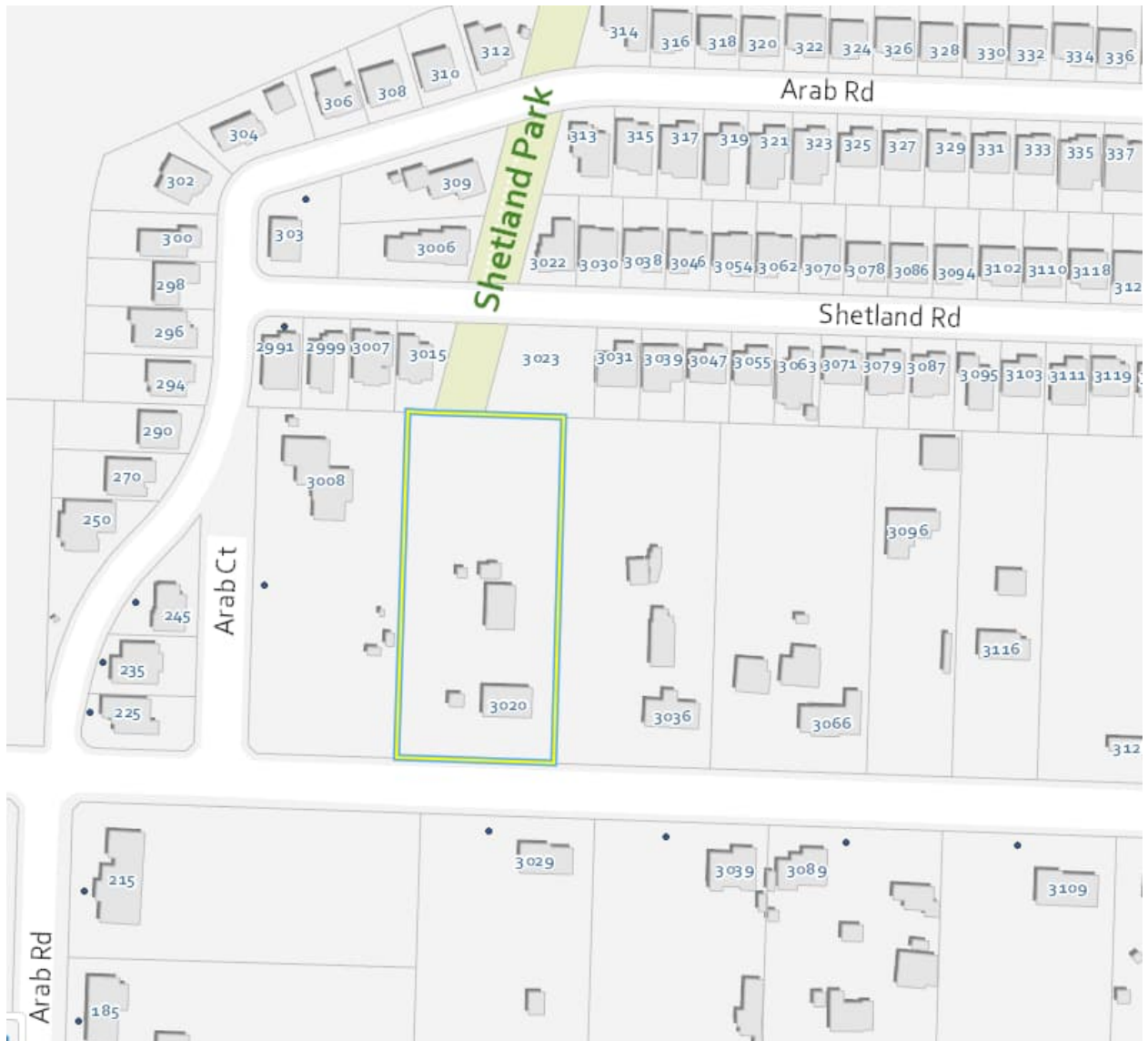
David Cullen, P.Eng.
CTQ Consultants Ltd.



You may also contact Tyler Caswell, RPP, MCIP at the City of Kelowna if you have any questions
Direct Line 250-469-8967 | tcaswell@kelowna.ca

See Reverse Side





ATTACHMENT C

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Neighbour Consultation Form (Council Policy No.367)



A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, Karen DesJardins, the applicant for Application No. Z24-0018

for Rezoning of 3020 Aplaoosa Road from A2 to I2 - General Industrial
(brief description of proposal)

at 3008 Aplaoosa Road have conducted the required neighbour
(address)
consultation in accordance with Council Policy No. 367.

- ☐ My parcel is located outside of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- ☒ My parcel is located inside of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: _____

Providing a Notice of Rezoning Application package to each parcel located
with 50m of 3020 Apaloosa Road.

Please initial the following to confirm it has been included as part of the neighbour consultation:

- ☒ Location of the proposal;
- ☒ Detailed description of the proposal, including the specific changes proposed;
- ☒ Visual rendering and/or site plan of the proposal;
- ☒ Contact information for the applicant or authorized agent;
- ☒ Contact information for the appropriate City department;
- ☒ Identification of available methods for feedback.

Please return this form, along with any feedback, comments, or signatures to the File Manager 20 days prior to the anticipated initial consideration by Council date. On the back of this form please list those addresses that were consulted.

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City of Kelowna
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Kelowna, BC V1Y 1J4
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