

March 29, 2016

[Address Block]

Dear (insert mail merge),

Re: Results of the Public Interest Survey and future steps for the Appaloosa/Sexsmith Area

Last Year (2015), a Local Area Service was explored in your neighborhood with personalized letters and surveys sent to each home owner. The letter outlined the process, property owner share of infrastructure improvement costs and description of property rezoning opportunities, should a Local Area Service be successful.

Process

Specific costs for improvements were identified for each type of improvement (roads, drainage, and sewer costs), and a self-addressed, self-stamped response form was provided in order to receive feedback from each household.

An invitation was sent to the property owner to attend a public open house held at the Four Points Hotel that took place on January 27, 2016.

Results

The public survey results were finalized on February 19, 2016. The results from the public interest survey are as follows:

Of the 48 properties that were asked to vote, only 29 responded:

59 per cent NO for a Local Area Service (roads, drainage, sewer)

41 per cent YES for a Local Area Service (roads, drainage, sewer)

In order for a Local Area Service (LAS) to be successful, the city must receive petitions from at least 50 per cent of the parcel owners in the proposed service area that are in favor of the project. Further, the value of parcels whose owners are in favor of the proposed LAS must exceed 50 per cent of the total assessed value of the proposed service area.

The City received only 12 public interest survey votes in support of the LAS for roads, drainage and community sewer. The proposed service area has 48 lots within the subject area which means the City needs to receive at least 25 votes in favor of a LAS in order to meet the 50 per cent Provincial

requirement. Given the results of the public interest survey, it is highly unlikely that a LAS process would be successful.

While sewer alone would not provide the necessary infrastructure needed to enable rezoning, the City also asked residents if they would be interested in an option to build sanitary sewer as a standalone project. We found the following results:

Of the 48 properties that were asked to vote, only 29 responded:

76 per cent NO for a Sewer LAS only
24 per cent YES for a Sewer LAS only

Future Planning

Based on the rejection of the Local Area Service, Community Planning will bring an Official Community Plan amendment to Council at a later date to better align land use regulation with the servicing limitations.

Community Planning will recommend that the OCP be amended to allow future Industrial-Limited Use along Sexsmith, but restrict development along Appaloosa to large lot rural residential. Properties along the industrial Sexsmith Road will have access to Industrial re-zonings, while the rural residential parcels will act as a transition between the industrial Sexsmith and the higher density residential land uses to the north, Attachment B.

Community Planning will also recommend that the I6 – Transitional Industrial zone continue to be deployed in the Industrial-Limited areas. The I6 zone supports transitional industrial development with sensitive buffering to act as a transition between heavier industrial development south of Sexsmith and residential land uses further north.

Forthcoming By-law Enforcement Strategy

The City of Kelowna is officially notifying you of the City's intent to enforce its bylaws in the areas shown in **Attachment A**, Subject Area. As part of the recent Local Area Service proposal exercise, property owners have been provided information regarding permitted uses and requirements under the existing A1 Zone, permitted uses and requirements under the I6 Zone (should an application for rezoning be successful), the rezoning process, and notification of forthcoming Bylaw Enforcement. Property owners are required to ensure they are compliant with the current zoning uses on their property. Should you require further clarification regarding permitted uses for your property, please contact Ryan Smith at rsmith@kelowna.ca or 250 469-8426

Residents that do not currently meet the zoning restrictions of their property are required to indicate in writing to Bylaw Services by April 30th, 2016 if they wish to pursue rezoning or pursue the relocation of their business. A one-year enforcement grace period may be granted to those residents who respond to this notification letter and indicate that they wish to relocate their business or rezone their property.

The City will also work with residents who voluntarily contact Bylaw Services and confirm they are currently utilizing their property for seasonal outdoor storage contrary to zoning with no intent to

rezone their property. These Residents should provide a written plan by April 30th, 2016 of their intent to comply with the current zoning restrictions including a proposed compliance time frame.

Please address all correspondence to:

Bylaw Services
101- 653 Harvey Ave.
Kelowna, B.C.
V1Y 6C7

A six-month enforcement grace period will be granted to allow for compliance action to occur for those who do not respond or indicate that they wish to pursue either rezoning or relocation.

Once the grace period has expired the City will follow its standard progressive enforcement procedures, starting at fines and moving to court action.

Please feel free to contact Ryan Smith at rsmith@kelowna.ca or 250 469-8426 if you have any further questions or concerns relating to the Future Planning of the area.

Please feel free to contact Bylaw Services at 250-469-8686 If you any further questions or concerns relating to the Bylaw Enforcement Strategy.

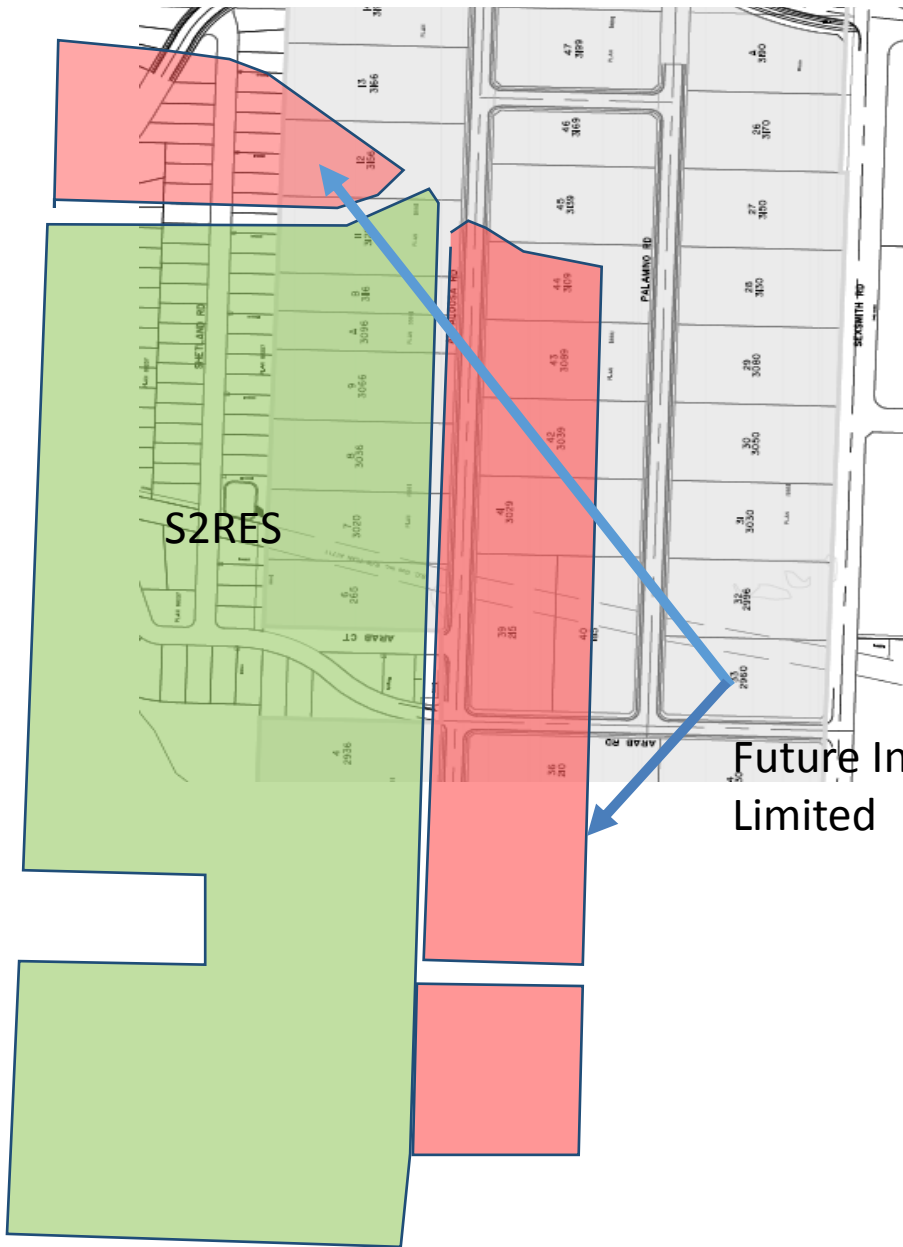
Regards,

Andrew Reeder

Attachment A -Subject Area



Attachment B - OCP Proposed Changes



S2RES

Future Industrial -
Limited