

Appaloosa Rd/Sexsmith Rd

Public Interest Survey



A number of property owners have expressed an interest in making improvements to enable rezoning their property to the I6 Transitional Industrial Zone. These improvements include Sanitary Sewer, Drainage and Road Improvements.

Purpose: This Information Session and survey explains what infrastructure is required to enable rezoning, what uses the rezoning to I6 will allow, the costs to your property for a neighbourhood wide infrastructure upgrade, what the City's steps will be if the properties are not rezoned and to gauge public opinion via survey.

Background

- The City will only pursue a local area service for a community wide infrastructure project if there is significant public interest.
- By reconstructing the road, drainage and sewer works at the same time and by constructing this infrastructure on a neighbourhood basis there will be a significant cost savings to residents.
- Not all properties will receive the same benefit for infrastructure upgrades, so not all properties would be charged the same costs. Estimates can be provided by staff.
- Residents are encouraged to review permitted uses under the existing zoning, how this zoning could change if desired, the zoning process and what future bylaw enforcement might look like.
- Residents are not required to rezone their property.

Existing Zoning Uses

- The majority of the properties are currently zoned A1 – Agriculture.
- There are a significant number of uses currently in the area that do not comply with the A1 Zone.

The Principal uses in A1 Zone are:

- Agriculture
- Aquaculture
- Greenhouses and plant nurseries
- Intensive agriculture
- Single dwelling housing
- Utility services, minor impact

I6 Transitional Industrial Zoning Uses

- The Official Community Plan will allow properties to be rezoned to the I6 – Transitional Industrial Zone.
- Council has recently amended this zone to allow for larger buildings and outdoor storage.
- No one will be required to re-zone, or re-zoned automatically. An application will be required.

The Primary uses in I6 Transitional Industrial Zone are:

- Animal clinics, major/minor impact
- Automotive and equipment repair shops
- Business support services
- Commercial/outdoor storage
- Contractor services, general/limited impact
- Custom indoor manufacturing
- Emergency and protective services
- Equipment rentals
- General industrial use, limited impact
- Household repair services
- Indoor participant recreation services
- Private clubs
- Recycling depots
- Single dwelling housing
- Utility services, minor impact
- Vehicle and equipment services, limited impact

The Secondary uses in I6 Transitional Industrial Zone are:

- Home based businesses, major/minor impact
- Residential security/operator unit
- Secondary suite within single dwelling housing

Rezoning Process

- Rezoning is an owner driven process, requiring an application and plan.
- Rezoning is subject to Council approval.
- Rezoning triggers a public hearing where Council can hear from any resident or interested party prior to making a final decision on the amendment.
- Property owners in the affected area will have the option of making application to rezone to I6 – Transitional Industrial.

Infrastructure Requirements for I6 Transitional Industrial Rezoning

- Industrial road use requires thicker asphalt surface and sub-base materials in order to withstand heavy truck traffic.
- The width of the road needs to accommodate trucks, a drainage system is necessary and overhead power crossings need to go underground (clearance for larger vehicles).
- Sidewalks are required for traffic/ pedestrian safety.
- Only Appaloosa Road requires road upgrades, but all areas require drainage upgrades.
- Connections to the City sanitary system are required.

What is a Local Area Service and how does it work?

- Local Service Area (LAS) provides a mechanism for benefiting property owners to contribute to City-owned infrastructure
- LAS Petitioning Process is set-out by provincial legislation
- For a LAS to be successful, more than 50% of the property owners must sign the petition totaling more than 50% of the assessed value of all properties combined.
- Property owners can pay “up front” OR ... The City will borrow the money, and residents make annual payments to the City over 20 years
- All Local Area Service Establishment and Borrowing bylaws require approval of Council. Council has indicated that they will only act with community support.

Bylaw Requirements

- Several properties in the area currently operate contrary to A1 zoning & have industrial uses contrary to current zoning.
- After the Zoning Bylaw and OCP have been amended and the moratorium lifted, written notification to affected residents of the City's intent to enforce its bylaws will be sent.
- If a property owner responds to the notification within 30 days of receipt of the notice, owner's will be allowed a 1-year grace period to make application to amend their zoning, or to relocate the non-conforming use to another appropriate zoned property to meet current zoning.
- If a property owner does not respond, within a 6-month grace period to address any nonconformities, Bylaw Enforcement will begin standard Bylaw enforcement procedures, including fines and possible court action.
- The intent of the grace period is to allow owners an opportunity to review their options and decide how best to deal with any business interests on their land. Owing to the long delay in lifting the moratorium, a generous grace period is recommended.

Next Steps

- City staff will review exit surveys and the surveys received by mail with Council to determine if there is enough support to proceed with a Local Area Service, or not
- A letter will be sent to residents summarizing the results of the public survey and outlining the next steps, if any
- Should there be sufficient public interest in pursuing a formal Local Area Service the process will be outlined along with the associated timelines

Please remember to fill out an exit survey or fill out and return the survey mailed to your home.

Contact

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