

REPORT TO COUNCIL



Date: August 15th, 2017

RIM No. 0940-93

To: City Manager

From: Community Planning Department (JR)

Application: TUP17-0001

Owner: Emil Anderson Construction Co. Ltd.

Address: 1700 Tower Ranch Boulevard

Applicant: Matthew J. Temple

Subject: Temporary Use Permit

Existing OCP Designation: PARK – Major Park / Open Space (Public)
REC – Private Recreation
S2RES – Single / Two Unit Residential
S2RESH – Single / Two Unit Residential Hillside

Existing Zone: CD6 – Golf Resort
P3 – Parks & Open Space
RU1H – Large Lot Housing (Hillside Area)
RU6 – Two Dwelling Housing

1.0 Recommendation

THAT Council authorize the issuance of Temporary Use Permit No. TUP17-0001 to allow processing of existing materials from nearby projects for use at Tower Ranch for Lot 2, Section 31, Township 27, ODYD, Plan KAP80993, Except Plans KAP85114, KAP90346, EPP50442 and EPP64271 located at 1700 Tower Ranch Boulevard, Kelowna, BC, for a three (3) week period commencing from applicants start date, to be confirmed with Community Planning Staff upon date where the permit will be released, subject to the following conditions:

- a) The dimensions and siting of the temporary use on the land be in general accordance with Schedule "A";

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

2.0 Purpose

To process granular materials for use at Tower Ranch. Specifically, the processing of waste concrete and asphalt for recycling and re-use in new road structures, sidewalk sub-base, and granular fill.

3.0 Community Planning

Staff support the issuance of a Temporary Use Permit to process waste concrete and asphalt for recycling and re-use for a three (3) week period. The property is currently undeveloped with the closest single family dwelling approximately 200 meters up the hill from the processing site. The applicant estimates that ±8000 cu.m of material will be processed under the proposed Temporary Use Permit. Staff agree that processing and re-using on site is a better choice than transporting waste to a facility and then back after processing has been complete. Processing will occur for a maximum of three (3) weeks during regular work hours on week days only. The applicant is required to notify the City once a date has been set to begin the work. At that time the permit will be issued for three (3) weeks.

The position of support is consistent with the Aggregate Supply and Demand Study ¹, which forms a part of the Regional Growth Strategy for the Regional District of the Okanagan. The report recommends planning for Near Market Extraction first, including:

- Use close to market resource first;
- Use resource prior to sterilization by other land use; and
- Plan for recycling facilities near market in perpetuity.

The report outlines mitigation measures that should be included in the permit, including:

- Locate haul roads and processing equipment low in the site;
- Procedures for noise mitigation;
 - Procedures to avoid noise generation and contain noise (e.g. hours of work);
 - Use stockpiles to interrupt noise;
 - Reduce the drop height (distance from the conveyor to the pile);
 - Stagger engine starts;
 - Keep mobile equipment speeds low;
 - Turn off equipment when not in use;
 - Avoid revving engines;
 - Direct noise away from sensitive areas whenever possible;
 - Close truck tailgates when possible.
- Use dust mitigation techniques;
 - Use a water truck to reduce dust;
 - Reduce stock pile height and use gentle slopes;
 - Spray exposed surfaces to maintain surface moisture;
 - Minimize handling;
 - Maintain equipment;

¹ RDCO, 2013. Aggregate Supply and Demand Update and Analysis.

https://www.regionaldistrict.com/media/112368/2013_11_08_Full_Report_Aggregate_Supply_and_Demand_Update_and_Analysis.pdf

4.0 Proposal

4.1 Background

The subject property is owned by Emil Anderson Construction Co. Ltd. and will be developed as Phase 7 for the Tower Ranch development. In the summer of 2016, the applicant brought the material onto the site from waste product from the Highway 97 N Road widening project. It was stockpiled in the location noted on the Subject Property Map. The project received a Development Permit in 2008 and was rough graded at that time. The location of proposed crushing is intended for future road/residential lot area.

4.2 Project Description

The applicant is requesting approval to process existing materials (waste concrete and asphalt) from nearby project for use at Tower Ranch for recycling and re-use in new road structures and other applications that require crushed granular.

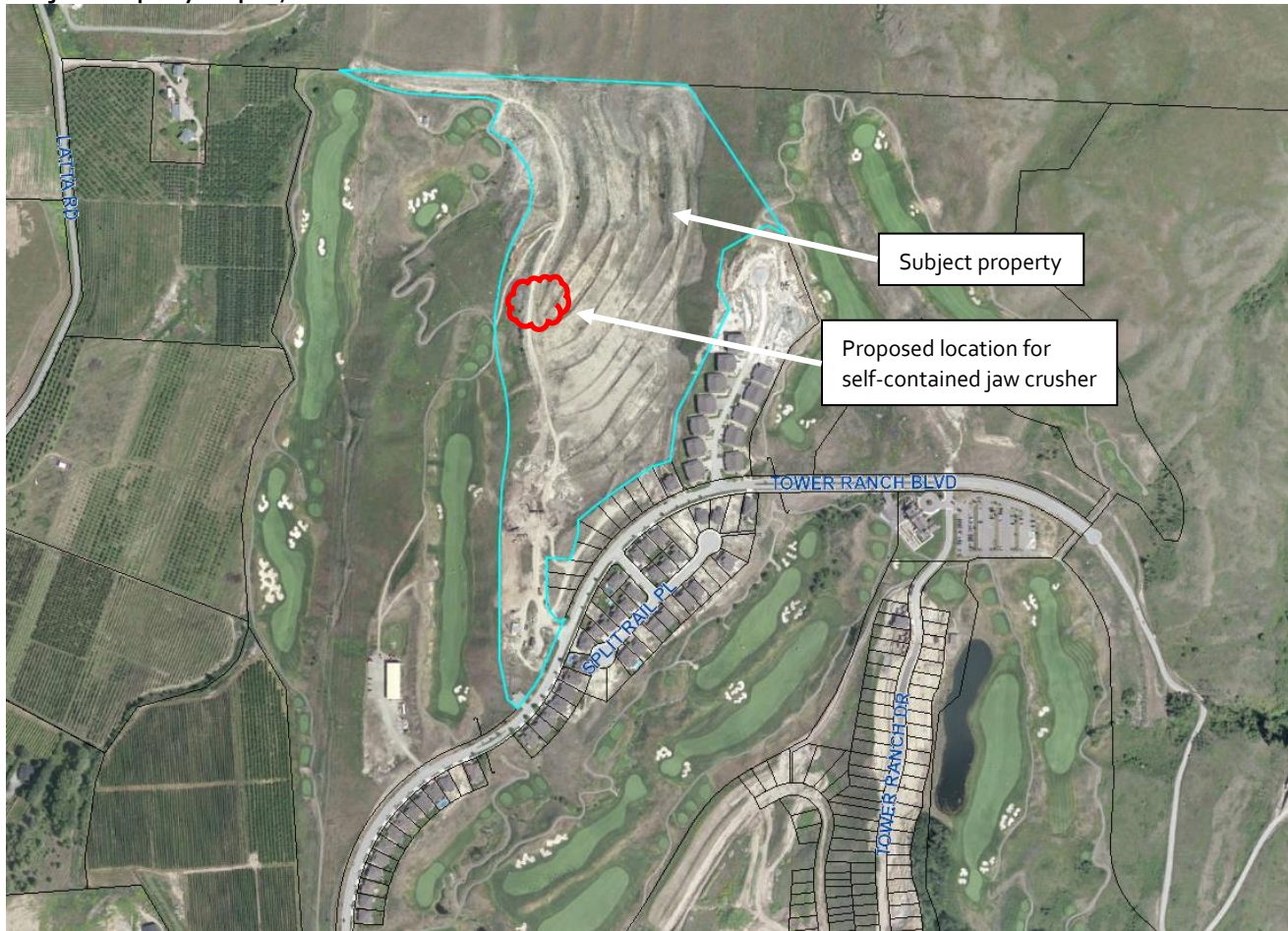
4.3 Site Context

The subject property is located off of Tower Ranch Boulevard, adjacent to the Tower Ranch Golf and Country Club and is currently designated as PARK – Major Park / Open Space (Public), REC – Private Recreation, S2RES – Single / Two Unit Residential, and S2RESH – Single / Two Unit Residential Hillside.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	A1 – Agriculture 1 (RDCO) (ALR)	Bare Land
East	CD6 – Comprehensive Development Zone 6	Residential
South	RU1 – Large Lot Housing	Residential
West	P3 – Parks and Open Space	Tower Ranch Golf and Country Club

Subject Property Map: 1700 Tower Ranch Boulevard



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Future Land Use

Temporary Use Permits (TUP).²

The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit specific uses on the designated sites. Within these areas, Council may, by resolution, issue a Temporary Use Permit and specify the conditions under which the temporary use be carried on. Upon the expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the City of Kelowna Zoning Bylaw 8000.

Temporary Use Permits may be considered within the Permanent Growth Boundary (PGB) on all lands designated in OCP2030 Commercial, Education/Institutional, Industrial, Mixed Use, or Public Service/Utility. All Temporary Use Permits must conform to other policy direction in this OCP, including fit within the character of the neighbourhood and surrounding uses. Appropriate landscaping, screening and buffering will be included as conditions of the permit to protect adjacent land uses.

² City of Kelowna Official Community Plan, Policy 4.9 (Future Land Use Chapter)

Policy Development Process³

Objective 5.31 Encourage the use and extraction of gravel resources and ensure appropriate redevelopment of gravel pits.

Policy .1 Use of Gravel Prior to Development. Encourage identified gravel resources to be extracted prior to development of these sites for urban uses to avoid the necessity of seeking such resources in ALR areas.

5.2 Regional Growth Strategy

Aggregate Supply and Demand Study, 2013.⁴

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6.0 Technical Comments

6.1 Building & Permitting Department

No concerns

6.2 Policy & Planning

No concerns

7.0 Application Chronology

Date of Application Received: June 15th, 2017
Date Public Consultation Completed: June 5th, 2017

Report prepared by: Jenna Ratzlaff, Planner

Reviewed by: Terry Barton, Urban Planning Manger

Approved for Inclusion: Ryan Smith, Community Planning Department Manager

Attachments:

Schedule 'A': Site Plan and Rational

³ City of Kelowna Official Community Plan, Policy 5.31.1 (Development Process Chapter 5)

⁴ RDCO, 2013. Aggregate Supply and Demand Update and Analysis.

https://www.regionaldistrict.com/media/112368/2013_11_08_Full_Report_Aggregate_Supply_and_Demand_Update_and_Analysis.pdf

DRAFT Temporary Use Permit No. TUP17-0001