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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** March 2, 2001

**File No.:** **DVP01-10,002**  
(3060-20/3090-20)

**To:** City Manager

**From:** Planning & Development Services Department

**Purpose:** To Vary the City of Kelowna Sign Bylaw in order to facilitate additional fascia signage on the Petro-Pass Facility

**Owner:** Petro-Canada      **Applicant/Contact Person:** Petro-Canada/Eric Fefer

**At:** 2780 Acland Road

**Existing Zone:** I2 – General Industrial

**Prepared By:** Shelley Gambacort

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SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

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### 1.0 RECOMMENDATION

THAT Development Variance Permit No. DVP01-10,002, as outlined in the report dated March 2, 2001, from the Planning & Development Services Department on lands described as Lot 5, D.L. 123, O.D.Y.D., Plan KAP68009; located on Acland Road, Kelowna, BC; not be approved by the Municipal Council.

### 2.0 SUMMARY

The applicant is requesting a Development Variance Permit in order to vary the City of Kelowna Sign Bylaw fascia sign requirements for the recently approved Petro-Canada, Petro-pass facility on Acland Road.

Under the I2 zoning designation, two fascia/canopy signs per business are permitted with a maximum area permitted of 28.8 m<sup>2</sup> based on the size of the Petro-Pass building. The requested variance is to allow for a total of Nine (9) fascia signs relating to the Petro-Pass operation with a total area of 35.26 m<sup>2</sup>. This does not include the store sign as it is considered a separate business.

### 2.1 Advisory Planning Commission

The Development Variance Permit application was reviewed at their meeting of February 6, 2001 and the following recommendation was passed:

THAT the Advisory Planning Commission not support Development Variance Application No. 01-10,002 by Petro Canada (Eric Fefer) for the sign variances at 2780 Acland Road, as there is allowance for sufficient signage under the City of Kelowna Sign Bylaw regulations.

### 3.0 BACKGROUND

#### 3.1 The Proposal

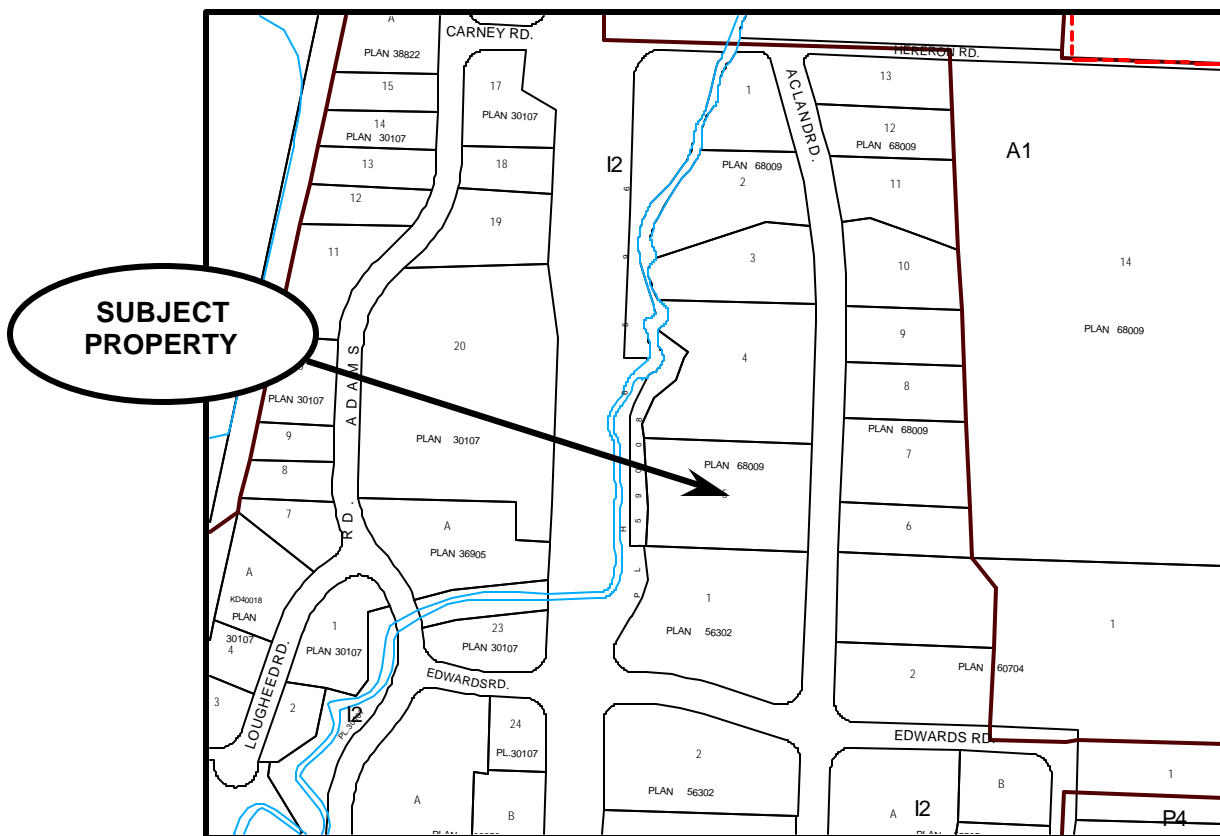
This application is to vary the number of permitted fascia/canopy signs and to vary the maximum area allowed for these signs.

The applicant is requesting a total of nine (9) fascia/canopy signs for the Petro-Pass business, which is a variance of 7 signs from the 2 allowed. The proposal is for 4 canopy signs and two fascia signs along the Acland Road (east) elevation of the building and 3 fascia signs along the west elevation of the building. The total area of the proposed fascia/canopy signs is 35.26 m<sup>2</sup>, which is a variance of 6.46m<sup>2</sup> from the 28.8 m<sup>2</sup> allowed.

#### 3.2 Site Context

The adjacent zone uses are as follows:

- North - I2 – General Industrial; vacant
- East - I2 – General Industrial; vacant
- South - I2 – General Industrial; Car, truck, RV and Bus wash facility
- West - Highway 97 & I2 – General Industrial; existing industrial subdivision



### 3.3 Current Development Policy

#### 3.3.1 City of Kelowna Strategic Plan (1992)

The proposed development is in keeping with the objectives of the Strategic Plan, which includes the need to ensure a good supply of industrial land.

#### 3.3.2 Kelowna Official Community Plan (1995 –2013)

The proposed use is in keeping with the existing OCP future land use designation of industrial.

### 4.0 TECHNICAL COMMENTS

#### 4.1 Long Range Planning

It is recommended that this application not be supported.

#### 4.2 Works & Utilities

The proposed development variance application for oversize and redundant signage does not compromise Works & Utilities requirements.

#### 4.3 Inspection Services

This is typical of service stations that Council approves. The bylaw should be changed.

#### 4.4 Fire Department

No objections to this application.

#### 4.5 BC Gas

Gas is available on Acland Road.

#### 4.6 WKP

WKP will provide underground electrical service.

#### 4.7 Telus

Structure for Telus facilities to be provided as per Telus specifications.

#### 4.8 BMID, Land Agent, MOTB, Parks Manager, RCMP, SD#23, Shaw Cable

No comments.

### 5.0 PLANNING COMMENTS

The Planning & Development Services Department, in its previous report to Council for the Development Permit application for the construction of the Petro-Pass facility, advised that the Planning & Development Services would not support a variance to the Sign Bylaw to accommodate any additional fascia signs for this development and is still not prepared to support the variances at the this time.

6.0 ALTERNATE RECOMMENDATION

Should City Council support the sign variance, the following recommendation is offered for consideration:

THAT Municipal Council authorize the issuance of Development Variance Permit No. DVP01-10,002; Petro-Canada (Eric Fefer); Lot 5, D.L. 123, O.D.Y.D., Plan KAP68009; located on Acland Road, Kelowna, B.C.;

AND THAT variances to the following section of Sign Bylaw No.8235 be granted:

Section 6.1 Specific Zone Regulations – Industrial and Commercial Zones (C9, C10, I2, I3, I4 and I5) – Maximum number of fascia/canopy signs be varied to permit 9 fascia signs for the Petro Pass Business and the maximum area for the signs be varied to allow for 35.26 m<sup>2</sup> maximum area.

Andrew Bruce  
Current Planning Manager

Approved for inclusion

R.L. (Ron) Mattiussi, ACP, MCIP  
Director of Planning & Development Services

AB/SG/sg

Attachments

**FACT SHEET**

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|---|--|
| <b>1. APPLICATION NO.:</b>                          | DVP01-10,002   |
| <b>2. APPLICATION TYPE:</b>                         | Development Variance Permit (Sign Bylaw)   |
| <b>3. OWNER:</b>                                    | Petro-Canada   |
| - ADDRESS   | PO Box 100, Stn. Main<br>1155 Glenayre Drive   |
| - CITY/ POSTAL CODE                                 | Port Moody, BC V3H 3E1   |
| <b>4. APPLICANT/CONTACT PERSON:</b>                 | Petro-Canada/Eric Fefer  |
| - ADDRESS   | PO Box 100, Stn Main<br>1155 Glenayre Drive  |
| - CITY  | Port Moody, BC V3H 3E1   |
| - TELEPHONE/FAX NO.:                                | (604)933-2672/(604)933-2661  |
| <b>5. APPLICATION PROGRESS:</b>                     |  |
| Date of Application:                                | January 22, 2001   |
| Date of report to Council:                          | March 2, 2001  |
| <b>6. LEGAL DESCRIPTION:</b>                        | Lot 5, DL 123, ODYD, Plan KAP68009   |
| <b>7. SITE LOCATION:</b>                            | North of existing Acland Road, east of Highway 97  |
| <b>8. CIVIC ADDRESS:</b>                            | 2780 Acland Road   |
| <b>9. AREA OF SUBJECT PROPERTY:</b>                 | 1.12 ha  |
| <b>10. TYPE OF DEVELOPMENT PERMIT AREA:</b>         | General Industrial   |
| <b>11. EXISTING ZONE CATEGORY:</b>                  | I2 – General Industrial  |
| <b>12. PURPOSE OF THE APPLICATION:</b>              | To Vary the City of Kelowna Sign Bylaw in order to facilitate additional fascia signage on the Petro-Pass Facility |
| <b>13. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS</b> | Not Applicable   |

**Attachments**

*(Not attached to the electronic copy of the report)*

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Location Map  
Site Plan  
Exterior Elevations