
CITY OF KELOWNA
MEMORANDUM

Date: October 21, 2004
File No.: **Z04-0061/DVP04-0126**

To: City Manager

From: Planning & Corporate Services Department

Subject:

APPLICATION NO. Z04-0061/
DVP04-0126

OWNER: Marlin and Pauline
Weninger

AT: 730 STREMEL RD.

APPLICANT: Carey Coukell

PURPOSE: TO REZONE THE SUBJECT PROPERTIES TO PERMIT THE
CONSTRUCTION OF LOG HOMES (A GENERAL INDUSTRIAL
USE) ON THE SITE

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: I2 – GENERAL INDUSTRIAL

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Rezoning Application No. Z04-0061 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 8, Section 34, Township 26, ODYD Plan 3236 except Plan B5622 located on Stremel Road, Kelowna, B.C. from the RU1 – Large Lot Housing zone to the I2 – General Industrial zone be considered by Council;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered in conjunction with Council's consideration of a Development Variance Permit on the subject property;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

2.0 SUMMARY

The subject property is a panhandle lot located on the north side of Stremel Road between Hwy.97N and Findlay Road. The applicants wish to rezone the subject properties to the I2 – General Industrial zone in order that the properties may be used for

a general industrial use – the construction of log homes. This proposed use is consistent with the Future Land Use designation of the Official Community Plan.

3.0 ADVISORY PLANNING COMMISSION

At the regular meeting of October 12, 2004 it was resolved:

THAT the Advisory Planning Commission supports Rezoning Application No. Z04-0061, for 730 Stremel Road, Lot 8, Plan 3236 except plan B5622, Sec. 34, Twp 26, ODYD, by Carey Coukell, to rezone the subject properties from the RU1 - Large Lot Housing Zone to the I2 - General Industrial zone in order to allow for a General Industrial use on the subject property;

AND THAT the Advisory Planning Commission supports Development Variance Permit DVP04-0126, for 730 Stremel Road/Lot 8, Plan 3236 except plan B5622, Sec. 34, Twp 26, ODYD, by Carey Coukell, to vary the required lot width from the 40 m required to the 6.10 m proposed.

4.0 BACKGROUND

4.1 The Proposal

The applicants have been constructing log homes in British Columbia for the past eight years. Currently the applicant operates manufacturing facilities in Okanagan Falls and 100 Mile House. The company sells log homes world wide, with their main market being the United States. Each home takes approximately 8-12 weeks to construct and when complete the log shell is dismantled and shipped to the customer.

The applicants are proposing to rezone the subject property from the RU1-Large Lot Housing designation to the I2 – General Industrial zone in order to accommodate the proposed manufacturing use. The applicant is seeking to retain the existing house on-site for office and staff use. The applicant is proposing to fence the property in order to buffer the proposed use from adjacent residential properties. On the exterior of the fencing the applicant will provide a soft landscape buffer in the form of a hedge in order to offer further buffering.

As Francis Brook skirts the northwest corner of the property the applicant will also dedicate and fence a 15m riparian management area measured from the top-of-bank.

The lot width at Stremel Road only measures 6.10m. For this reason the applicant is also seeking a development variance permit to vary the required 40m minimum lot width for an I2 – General Industrial zoned lot. This development variance permit will become redundant when the Mayfair Road extension traverses the western side of the subject property.

The proposal compared to the I2 zone requirements is as follows:

CRITERIA	PROPOSAL	I2 ZONE REQUIREMENTS
Site Area (m ²)	8731 M ² (Connection to Sanitary Sewer exists)	The minimum lot area is 1.0 Ha unless a connection to the community sanitary sewer system, in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw, has been installed. If a connection to a community sanitary sewer system in accordance with the requirements of the City of Kelowna's Subdivision, Development & Servicing Bylaw has been installed, the minimum lot area is 4000 m² .
Site Width (m)	The site is only 6.10m in width fronting onto Stremel Road and therefore requires a variance for lot width)	40 m
Site Depth (m)	145.61 m	35 m

4.2 Site Context

The subject property is generally flat and level, except for the northwest corner of the development site, which slopes down towards Francis Brook. There is an existing single family dwelling on the subject property.

Adjacent zones and uses are, to the:

- North - A1 – Agriculture 1
- East - RU1 – Large Lot Housing
- South - RU1 – Large Lot Housing
- West - RU1 – Large Lot Housing

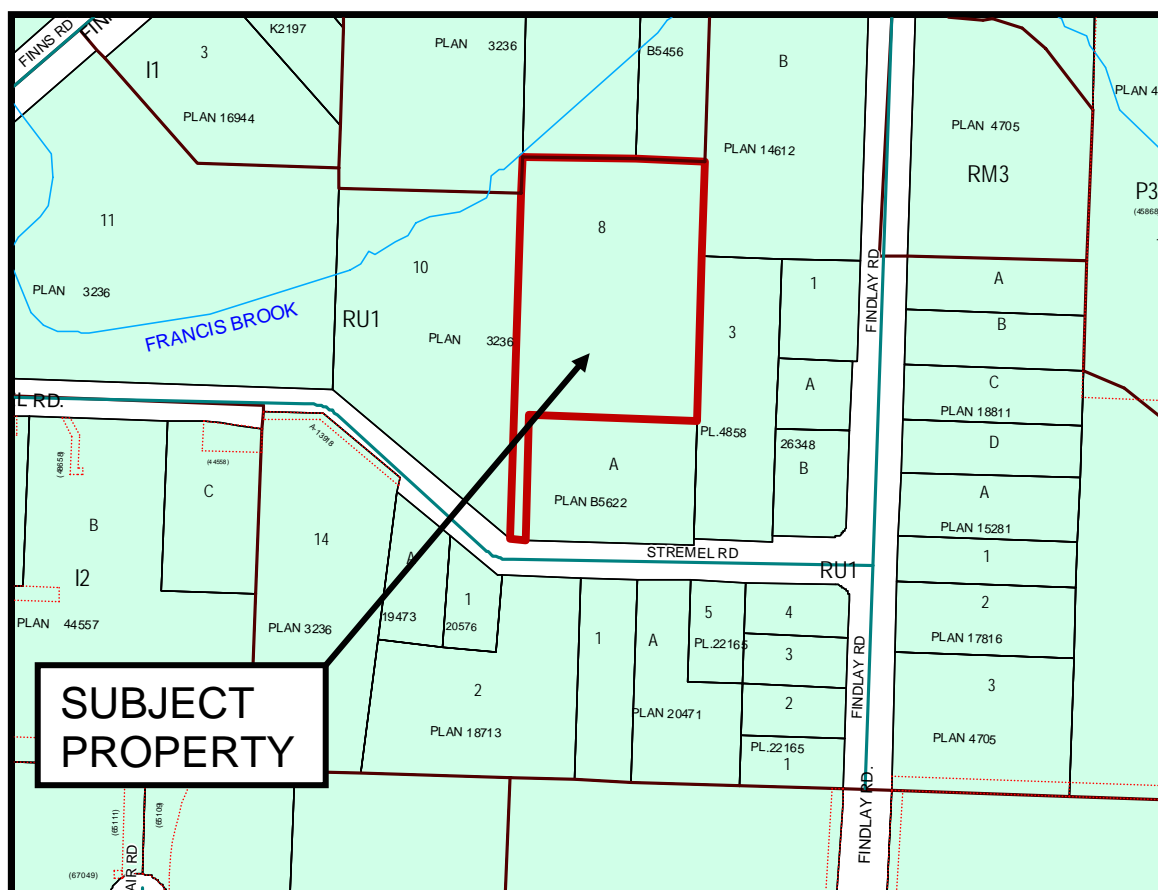
4.3 Proposed Development Potential

The proposed zone of I2 – General Industrial permits; auctioneering establishments, automotive and equipment repair shops, automotive and minor recreation vehicle sales/rentals, bulk fuel depots, commercial storage, contractor services – general, contractor services – limited, convenience vehicle rentals, custom indoor manufacturing, emergency and protective services, equipment rentals, fleet services, food primary establishment, gas bars, general industrial uses, household repair services, liquor primary establishment – minor, outdoor storage, participant recreation services – indoor, private clubs, rapid drive-through vehicle services, recycling depots, recycled materials drop-off centres, service stations – minor, service stations – major, truck and mobile

home sales/rentals, utility services - minor impact, vehicle and equipment services – industrial, and warehouse sales as principal permitted uses, and residential security/operator unit, and care centres - major as permitted secondary uses.

SUBJECT PROPERTY MAP

Subject Property: 730 Stremel Road



4.4 Current Development Policy

4.4.1 Kelowna Official Community Plan

This proposal is consistent with the "Industrial" designation of the Official Community Plan.

4.4.2 City of Kelowna Strategic Plan (1992)

"The City will, in its plans and policies concerning future urban development, place an emphasis on more efficiently using serviced land within existing urban areas through infill and will provide for an increased density of development within established urban areas through re-development of areas which are in transition. Urban areas which are targeted include the Central City area with emphasis on the waterfront and north end, Rutland, and South Pandosy particularly along major traffic arteries and near the town centres, the Glenmore Valley and Highway 97 corridor."

4.4.3 Rutland Sector Plan

This proposal is consistent with the "Industrial" designation of the Rutland Sector Plan.

5.0 TECHINICAL COMMENTS

This application was circulated to various internal departments and technical agencies and the following comments were received:

5.1 Works and Utilities

The Works & utilities Department comments and requirements regarding this application to rezone the subject property from RU-1 and I-2 are as follows:

5.1.1 Subdivision

Dedicate a smooth radius along the frontage of Stremel Road as shown on the attached sketch.

Dedicate the Mayfair Road extension, as shown on the attached sketch

Dedicate 15.0m. right of way along the creek, measured form the top of the bank as shown on the attached sketch

Provide easements as may be required

5.1.2 Geotechnical Study

A comprehensive Geotechnical Study is required, which is to be prepared by a Professional Engineer competent in the field of geotechnical engineering, the study is to address the following:

Overall site suitability for development.

Presence of ground water and/or springs.

Presence of fill areas.

Presence of swelling clays.

Presence of sulfates.

Potential site erosion.

Provide specific requirements for footings and foundation construction.

Provide specific construction design sections for roads and utilities over and above the City's current construction standards

5.1.3 Domestic Water and Fire Protection

This development is within the service area of the Black Mountain Irrigation District (BMID). The developer is required to make satisfactory arrangements with the BMID for these items. All charges for service connection and upgrading costs are to be paid directly to the BMID.

The water system must be capable of supplying domestic and fire flow demands in accordance with the Subdivision & Servicing Bylaw for the requested zone. The applicant must provide water computations for this development to confirm the available water supply.

5.1.4 Sanitary Sewer

The subject properties are located within the specified area # 20 and currently serviced by the municipal sanitary sewer collection system but are not hooked up at this point in time. The City of Kelowna will mail notices in the near future to the owner detailing the cost and the payment options.

5.1.5 Drainage

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application.

5.1.6 Power and Telecommunication Services

The services to this development are to be installed underground. It is the developer's responsibility to make a servicing application to the

respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

5.1.7 Road improvements

a) Stremel Road.

The applicant is responsible to dedicate, in accordance with the attached drawing, and construct the Stremel Road frontage to a full urban collector standard (SS-R5) complete with curb, gutter, sidewalk, asphalt fillet paving, storm drainage, street lighting landscaped boulevard complete with underground irrigation, removal and/or relocation of utilities as may be required. The City wishes to defer the construction of Stremel Road which is premature at this time, therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is \$3,800.00.

b) Mayfair Road

The applicant is responsible to dedicate, in accordance with the attached drawing, and construct the Stremel Road frontage to a full urban collector standard (SS-R5) complete with curb, gutter, sidewalk, asphalt fillet paving, storm drainage, street lighting landscaped boulevard complete with underground irrigation, removal and/or relocation of utilities as may be required. The City wishes to defer the construction of Stremel Road which is premature at this time, therefore, cash-in-lieu of immediate construction is required and the City will initiate the work later, on its own construction schedule. The cash-in-lieu amount is \$57,700.00.

5.1.8 Engineering

Design, construction, supervision and inspection of all off-site civil works and site servicing must be performed by a consulting civil Engineer and all such work is subject to the approval of the city engineer.

5.1.9 Bonding and Levies Summary

a) Performance Bonding	N/A
b) Levies	
Stremel Road frontage construction	\$ 3,800.00
Mayfair Road frontage construction	\$ 57,700.00
Total performance bonding	\$ 61,500.00

5.2 Ministry of Transportation

Comments pending.

5.3 Inspection Services

a) Proposed zoning allows for only one residential security operator unit. Will the existing home be used for office purposes or residential use?

-Existing single family dwelling will be used for office use and as residential security operator unit.

b) Will there be any plans for additional site trailers?

No additional trailers will be located on-site.

c) Signage permits maybe required.

5.4 Black Mountain Irrigation District

The property is within BMID boundaries and is currently serviced with a 25mm irrigation service and a 19mm domestic service. We have no objections to the rezoning as currently proposed. Should a larger service or a Fire Hydrant be require, these would be installed at the owner's cost.

5.5 Fire Department

Do to the nature of the buisness we will require a on site hydrant.

5.6 Ministry of Water, Land and Air Protection

Francis Brook flows through the NW corner of the property and should be protected by a riparian setback appropriate for this size of creek. Other than riparian setback concerns, no comments relative to proposed re-zoning.

5.7 Public Health Inspector

From information provided no objections at this time provided no building or traffic over existing septic system. Repairs of expansion of septic system requires permit.

3.0 PLANNING AND CORPORATE SERVICES DEPARTMENT COMMENTS

The proposed use under application is consistent with the future land use designation of the Official Community Plan and the Rutland Sector Plan. There is no building program proposed at this time other than the re-use of the existing single family dwelling on the subject property as an office/security operator unit.

Staff recommend that the applicant explore the possibility of acquiring Lot A, Plan B5622 in order to create a more regularly shaped lot which would have greater future re-development potential.

Andrew Bruce
Development Services Manager

Approved for inclusion

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

RM/AB/rs

FACT SHEET

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| 1. APPLICATION NO.: | Z04-0061/DVP04-0061 |
| 2. APPLICATION TYPE: | Rezoning/Development Permit Variance |
| 3. OWNER: | Marlin and Paulin Weninger |
| • ADDRESS | 730 Stremel Road |
| • CITY | Kelowna, BC |
| • POSTAL CODE | |
| 4. APPLICANT/CONTACT PERSON: | Carey Coukell |
| • ADDRESS | 5171 Lakeshore Road |
| • CITY | Kelowna, BC |
| • POSTAL CODE | V1W 4J1 |
| • TELEPHONE/FAX NO.: | 764-2994 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | August 25 th , 2004 |
| Date Application Complete: | August 25 th , 2004 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to APC: | September 30, 2004 |
| 6. LEGAL DESCRIPTION: | Lot 8, Section 34, Township 26, ODYD Plan 3236 except plan B5622 |
| 7. SITE LOCATION: | The subject property is a panhandle lot located on the north side of Stremel Road between Hwy.97N and Findlay Road. |
| 8. CIVIC ADDRESS: | 730 Stremel Road |
| 9. AREA OF SUBJECT PROPERTY: | 8731 M ² |
| 10. AREA OF PROPOSED REZONING: | 8731 M ² |
| 11. EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 12. PROPOSED ZONE: | I2 – General Industrial |
| 13. PURPOSE OF THE APPLICATION: | TO REZONE THE SUBJECT PROPERTIES TO PERMIT THE CONSTRUCTION OF LOG HOMES (A GENERAL INDUSTRIAL USE) ON THE SITE |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: | Pending |
| NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

FACT SHEET

- SUBJECT PROPERTY MAP
- AERIAL PHOTOGRAPH
 - SITE PLAN