
**CITY OF KELOWNA
MEMORANDUM**

Date: October 21, 2007
To: City Manager
From: Planning & Development Services Department
APPLICATION NO. TUP07-0002 **APPLICANT:** Pinto Developments
AT: 148 Pinto Road **OWNER:** Pinto Developments
PURPOSE: TO OBTAIN A TEMPORARY INDUSTRIAL USE PERMIT TO ALLOW
"OUTDOOR STORAGE" ON THE SUBJECT PROPERTY.
EXISTING ZONE: A1 – AGRICULTURE 1
REPORT PREPARED BY: NELSON WIGHT

1.0 RECOMMENDATION

THAT Council authorize Temporary Use Permit No. TUP07-0002 to allow "outdoor storage" on Lot 23, Section 2, Township 23, O.D.Y.D., Plan 18861, located on Pinto Road, Kelowna, B.C, subject to the following conditions:

1. That a contuous opaque barrier be erected to properly screen the storage area from public view, to the satisfaction of the Director of Planning.

1.0 SUMMARY

This application would allow for a temporary use of the property for "outdoor storage" until such time as it is possible for the site to be redeveloped within an appropriate industrial zone.

2.0 ADVISORY PLANNING COMMISSION

The above-noted application was reviewed by the Advisory Planning Commission at the meeting of August 14, 2007 and the following recommendation was passed:

THAT the Advisory Planning Commission support Temporary Commercial Use Permit Application No. TUP07-0002, for 148 Pinto Road, Lot 23, Plan 18861, Secs. 2 & 3, Twp. 23 & Sec. 35, Twp. 26, ODYD by Pinto Dev (M. Martyna), to obtain a Temporary Commercial Use Permit in order to allow an outdoor storage facility on the subject property.


3.0 BACKGROUND

There is an existing dwelling on the north end of this 7,487 m² (1.85 ac) property. The applicant intends to use the remaining undeveloped portion of the site for "outdoor storage", primarily for recreation vehicles.

Vehicle access to the existing home is from Pinto Road. A second driveway is proposed to the south, which would serve the proposed storage facility (see attached site plan). The applicants plan to strip the topsoil, lay down a course of gravel and fence the site in order that it could be secured for vehicle storage.

3.1 Site Context

The subject property is located at the northwest corner of Pinto Road and Sexsmith Road. Prior to these lands being incorporated in the City of Kelowna in 1973, the surrounding area was subdivided into small agricultural lots, similar to the subject property. The area is now undergoing a transition to different uses. More specifically, the adjacent zones are as follows:



North- A1 – Agriculture 1

East I2 – General Industrial
A1 – Agriculture 1

South I2 – General Industrial

West A1 – Agriculture 1

3.2 Existing Development Potential

The purpose of the A1 – Agriculture 1 zone is to provide a zone for rural areas and agricultural uses as well as other complementary uses suitable in an agricultural setting. A maximum of one single dwelling house is permitted. In addition a secondary suite may be permitted when in accordance with relevant provisions of this bylaw including subsection 6.5 and 9.5.

3.3 Current Development Policy

3.3.1 Kelowna 2020 Official Community Plan (OCP)

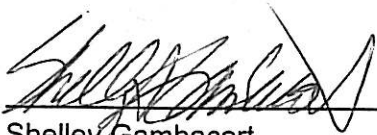
Future Land Use Designation - The property is designated Industrial, pursuant to Map 19.1 of the OCP. The proposed temporary use of the site is consistent with that future land use designation.

4.0 STAFF COMMENTS

This property was previously under application to rezone for industrial use. That file was recently closed at the request of this applicant, due to delays outside of their control. Development of this parcel—and a few of the abutting parcels, which lie north of Sexsmith Road and east of the future Hollywood Road extension—is stalled until the City moves forward with the Hollywood Road extension. That project will then allow for the affected landowners of those parcels east of Hollywood Road to coordinate the necessary road dedication, road closure, and lot line adjustments that would allow for the intended industrial development upon them.

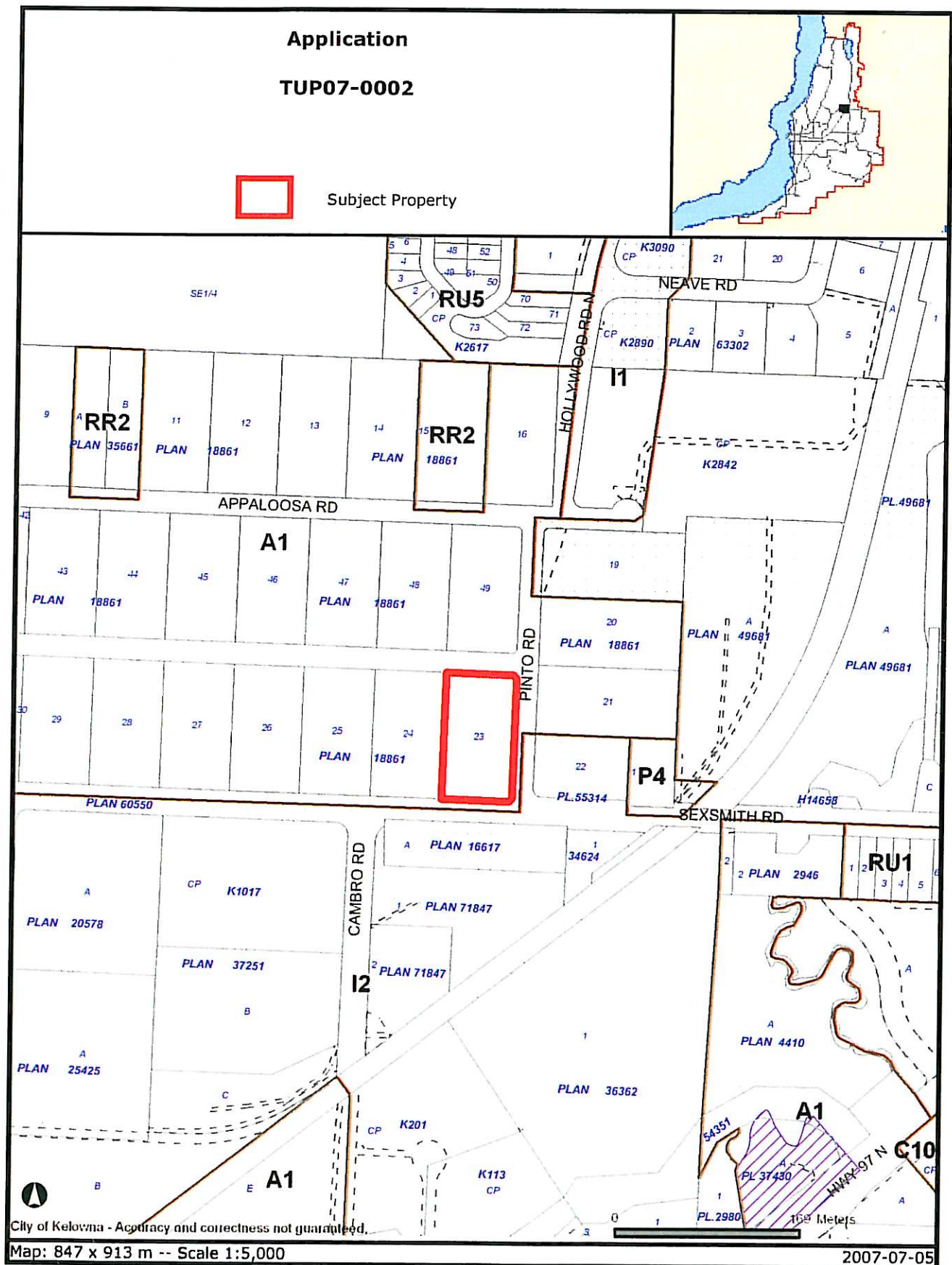
In the interim, the applicant is seeking approval of a temporary industrial use permit that would allow them to pursue an activity consistent with the ultimate land use scenario, but one that requires limited investment in the site (i.e. no buildings).

Staff has no concerns with the proposed activity.

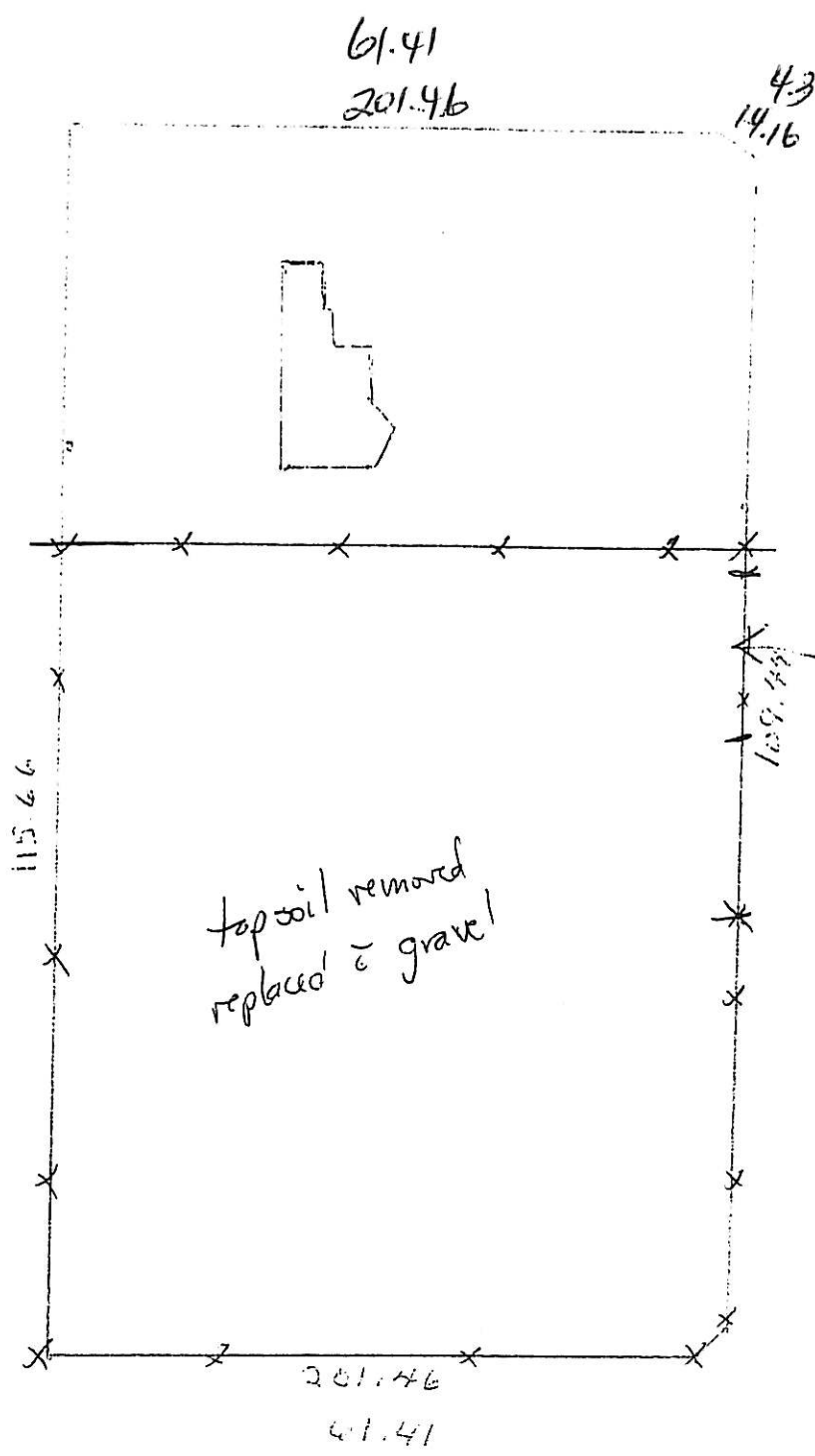

Shelley Gambacort
Current Planning Supervisor
NW//nw

ATTACHMENTS

Location of subject property
Proposed Site Plan
Air Photo



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.
The City of Kelowna does not guarantee its accuracy. All information should be verified.



fencing chain/link
with slats & razor wire

top soil removed
replaced w/ gravel



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