

Memo



Date: October 20, 2010

To: City Manager

From: Land Use Management, Community Sustainability

Application: TA10-0008, OCP09-0012, OCP10-0017, OCP10-0018, OCP10-0019, OCP10-0020, Z09-0035, Z10-0092, Z10-0093, Z10-0094 **Owners:** Matthew Ewonus, Kimberly & John Berg, Shanny & Marlin Toews, 567752 BC Ltd.

Address: 3130, 3150, 3170 & 3190 Sexsmith Road **Applicant:** Protech Consultants Ltd.

Subject: Supplemental Report - Sexsmith Area Low-Impact Transitional Industrial Zone

Existing OCP Designation: Single/Two Unit Residential

Proposed OCP Designation: Industrial - Limited

Existing Zone: A1 - Agriculture 1

Proposed Zone: I6 - Low-Impact Transitional Industrial

1.0 Recommendation

THAT OCP Bylaw Amendment No. OCP09-0012 and Rezoning Application No. Z09-0035 (Lot 28, Plan 18861) be amended at first reading to allow the four (4) subject properties' to have their proposed land use changes considered by Council individually;

AND THAT OCP Bylaw Amendment No. OCP10-0017 (Lot 28, Plan 18861), OCP Bylaw Amendment No. OCP10-0018 (Lot 27, Plan 18861), Rezoning Application No. Z10-0092 (Lot 27, Plan 18861), OCP Bylaw Amendment No. OCP10-0019 (Lot 26, Plan 18861), Rezoning Application No. Z10-0093 (Lot 26, Plan 18861), OCP Bylaw Amendment No. OCP10-0020 (Lot 25, Plan 18861) and Rezoning Application No. Z10-0094 (Lot 25, Plan 18861) be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the OCP/Zone Amending Bylaws be considered subsequent to the requirements of the Development Engineering Branch and the Glenmore Ellison Improvement District being completed to their satisfaction;

AND FURTHER THAT final adoption of the OCP/Zone Amending Bylaws be considered in conjunction with Council's consideration of Development Permit(s) for the subject properties.

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2.0 Purpose

At the request of the applicant and ownership group, staff are separating the implementing bylaws such that each of the four subject properties can have their proposed land use changes adopted individually.

3.0 Background

This project received first reading at the October 18, 2010 regular meeting of Council. Shortly before the project proceeded to Council for first reading, the applicant noted that the owners wished to have each subject property's land use changes able to be adopted individually. To achieve this, it is necessary to:

- Amend three existing bylaws at first reading, and;
- Create seven new bylaws.

The project remains identical in substance and no material changes are proposed. The final bylaw structure is proposed as follows:

- One text amendment to the Zoning Bylaw (TA10-0008);
- One text amendment to the Official Community Plan (OCP09-0012), and;
- Four sets of rezoning/OCP amendment files, one for each subject property, to apply the "Industrial - Limited" OCP future land use designation and the "I6 - Low-Impact Transitional Industrial" zone.

Report prepared by:



Andrew Browne, Land Use Planner

Reviewed by:

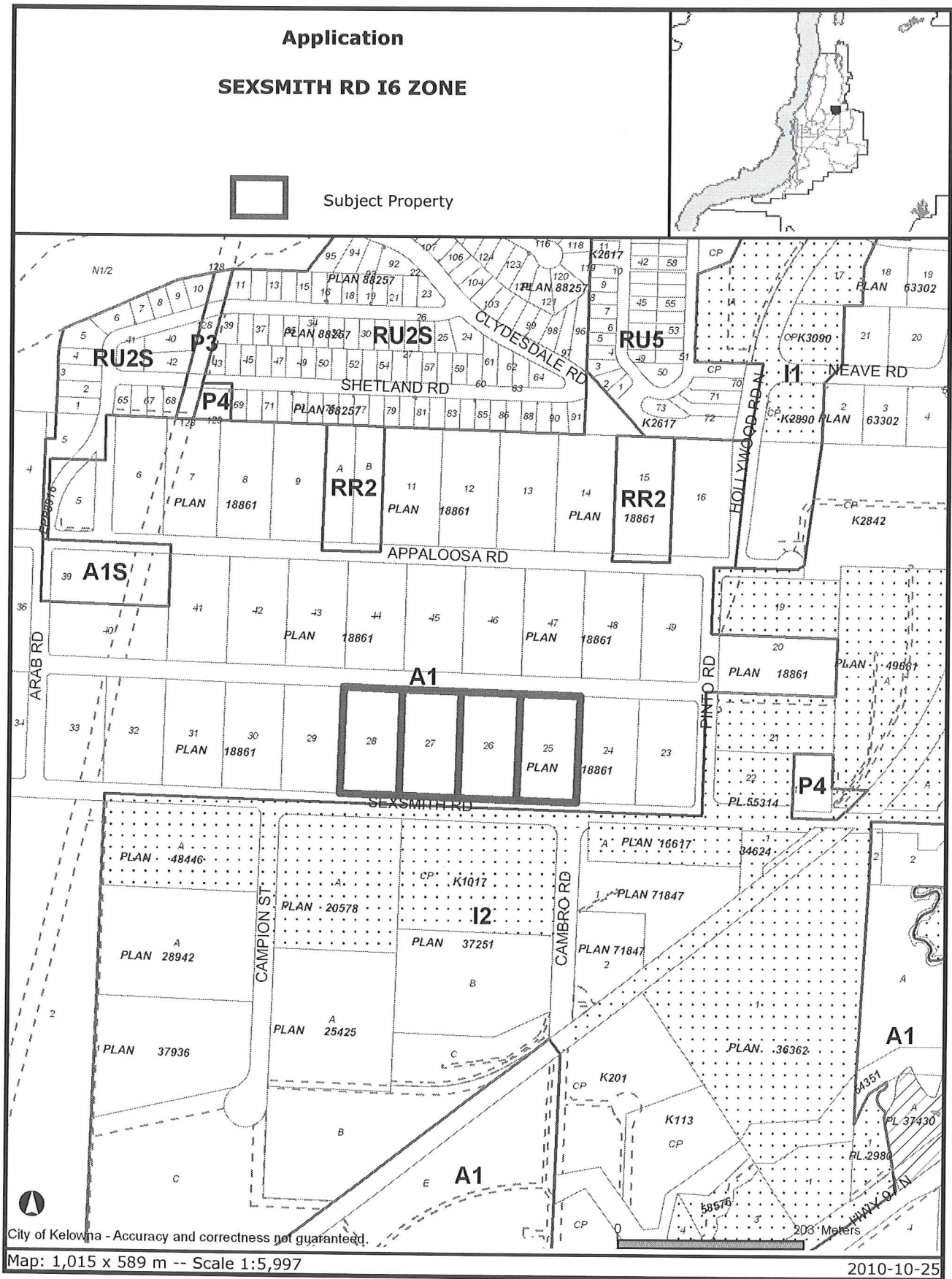


Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 1,015 x 589 m -- Scale 1:5,997

2010-10-25

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.