

4.0 Background/Proposal

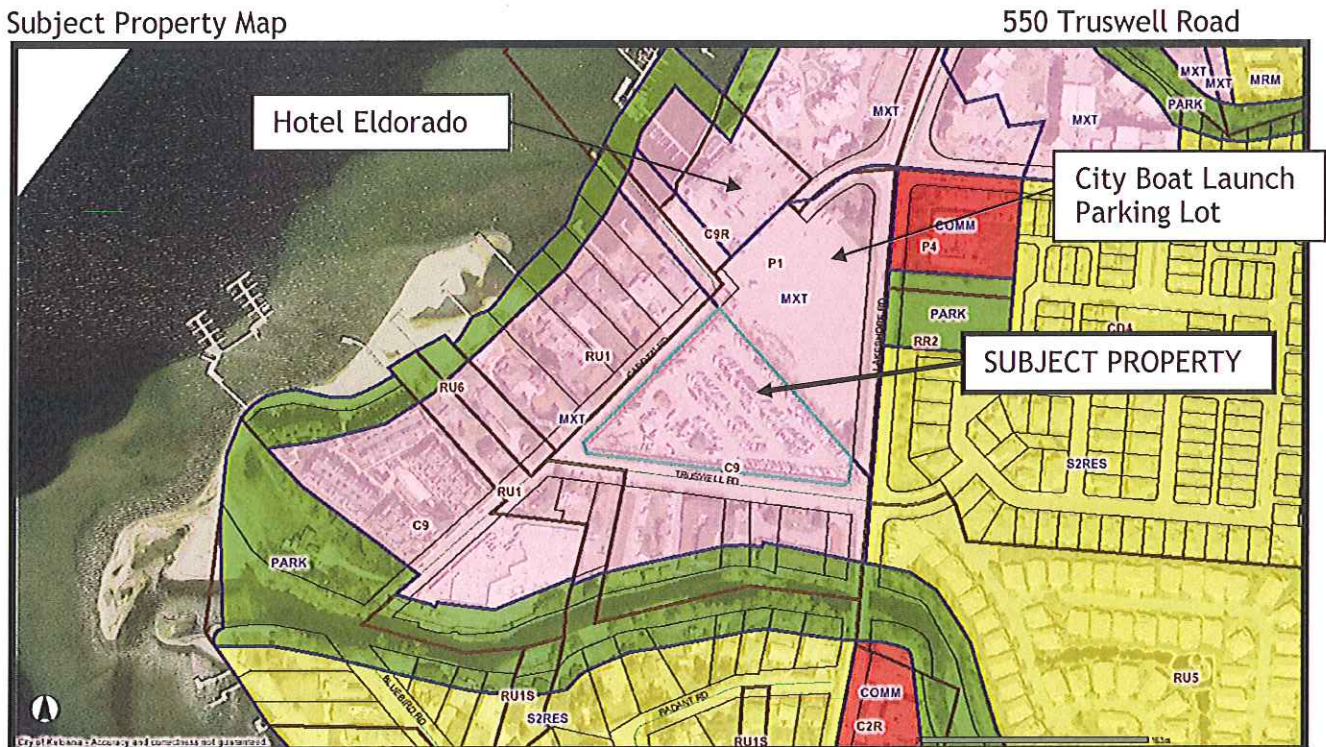
The existing dry land boat storage facility located at 550 Truswell Road was developed on the subject property in 1999. In 2008, the current owners purchased the subject property as part of the comprehensive “Aqua” resort apartment hotel development proposed for the subject property and the adjacent five lake front properties that are currently under application.

The original intent of the Temporary Use Permit was to allow the operator of the dry land boat storage facility located on the subject property the option of fuelling on-site boats and marine equipment, in addition to the storage and launching activities that are currently permitted. It is anticipated that the operation of the dry land boat storage facility will remain until such time as the “Aqua” development proposal attains required federal, provincial and municipal approvals pertaining to the ultimate development.

The above ground storage tank must adhere to all appropriate City of Kelowna regulations, *Best Management Practices outlined in the Provincial CCME - Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum and Allied Petroleum Products*, as well as associated fire codes.

4.1 Site Context

Subject Property Map



Adjacent zones and uses are, to the:

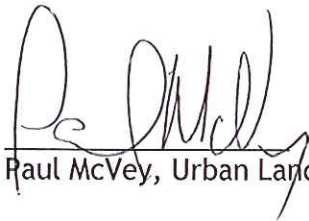
- North - P1 - Major Institutional - Boat Launch Parking lot
- RU1 - Large Lot Residential - existing single unit residential uses
- East - P1 - Major Institutional - Boat Launch Parking lot / Lakeshore Rd.
- CD4 - Comprehensive Small Lot Residential - existing SFD uses
- South - C9 - Tourist Commercial / Truswell Road - Existing Motel uses
- West - RU1 - Large Lot Residential - existing single unit residential uses / Capozzi Road

5.0 Application Chronology

Date of original TUP Issued: July 14, 2009

Date of Application Received: April 20, 2011

Report prepared by:



Paul McVey, Urban Land Use Planner

Reviewed by:



Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:



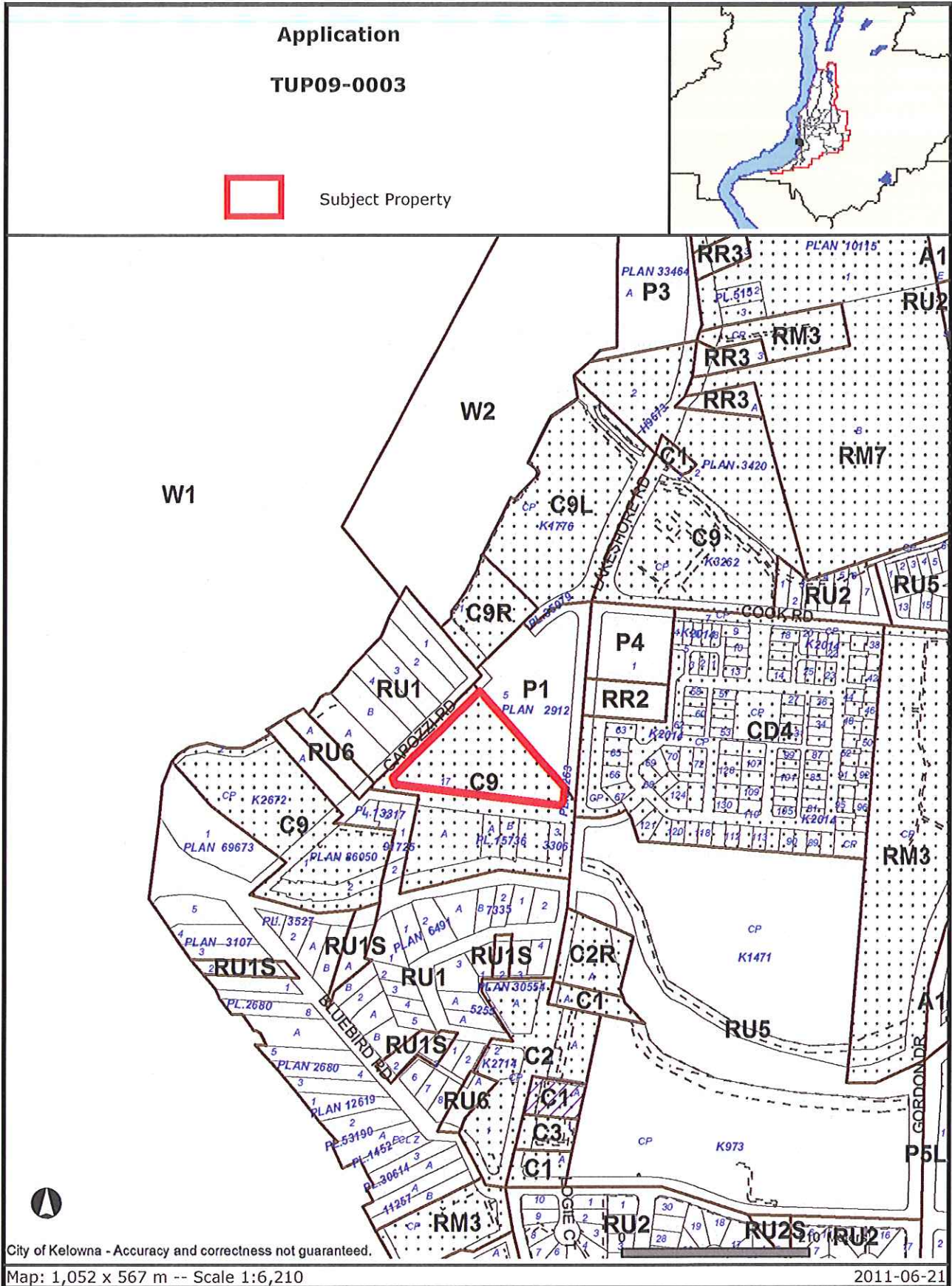
Shelley Gambacort, Director, Land Use Management

Attachments:

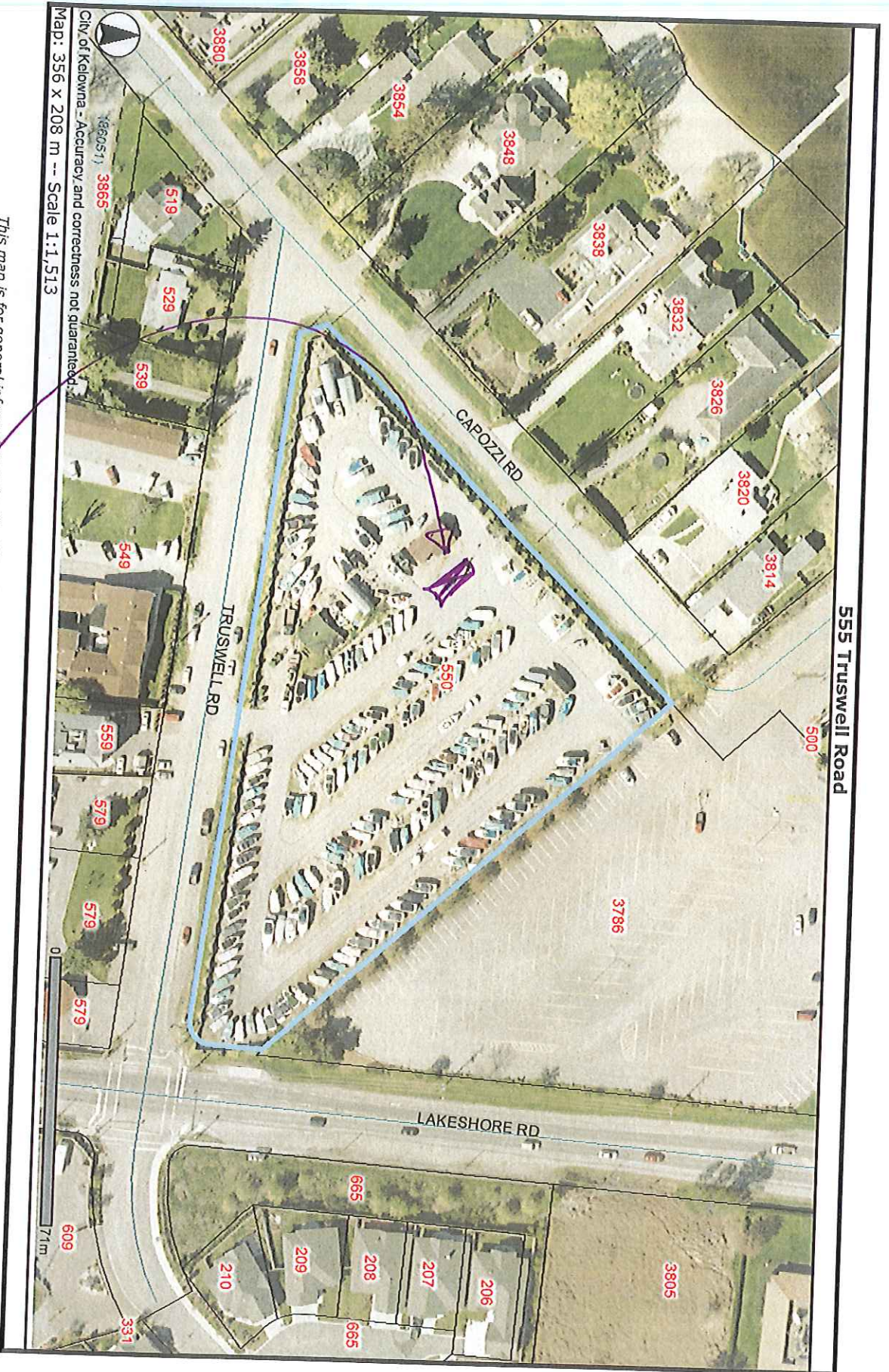
Subject Property Map
Site Plan
Context/Site Photos



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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.



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LOCATION OF FUEL DISPENSING

SITE PLAN

slimtrane/h/servic/rom and...



