

PROJECT DESCRIPTION/RATIONALE

2856 Appaloosa Road, City of Kelowna Development Proposal Proposal to Rezone from A1 (non ALR) to I2



Background

The Arab and Appaloosa Road area has been a neighbourhood on the verge of transition since 2012. Primarily zoned for Agriculture (non ALR), many of the area's parcels have had a history of non-conforming uses (largely low impact industrial in nature) and a desire to legitimize those uses through rezoning to address the need for greater industrial lands within the City. To date, a lack of adequate servicing and coordination between property owners has been a hinderance to this transition.

However, in recent years the future land use of this area has been designated in the City's Official Community Plan (OCP) as Industrial – Transitional. Additionally, several properties fronting onto Sexsmith Road have achieved I2 zoning, A1 zoned area property owners are increasingly coordinating their efforts to achieve the necessary servicing required to complete this neighbourhood transition and there are numerous rezoning applications currently in the City's que requesting I2 zoning.



Development Proposal

The property owner wishes to rezone the subject property from A1 – Agriculture 1 to I2 – Low-Impact Transitional Industrial to allow for an office and equipment storage in accordance with the City's Development Permit guidelines to facilitate a contractor services business. The I2 zone is intended to accommodate a range of low-impact transitional industrial land uses, which are appropriate as a transition between established industrial land uses and residential, rural and agricultural land uses. The property owner intends to maintain the existing residence following successful rezoning of the parcel.

Subject Property

2856 Appaloosa Road is approximately 1.77 acres with a gentle slope running northwest to southeast. The property is utilized for residential purposes. The southern parcel boundary abuts Appaloosa Road, which is a local road that dead ends at the southwest property. The principal dwelling is accessed off Appaloosa Road. Other than the dwelling located to the south, a second dwelling located north of the principal, and multiple outbuildings, lawn and a large gravel driveway occupy the remainder of the parcel. The property is serviced by community water but not sewer.

Existing Zoning

The parcel is zoned A1 - Agriculture 1 and is not contained within the ALR.

Future Land Use

The anticipated Future Land Use is Industrial – Transitional (IND-T), which envisions light industrial and residential uses located in areas as transitional between industrial and residential.

Servicing

The property owner is currently working with neighbouring property owners and CTQ Consultants to establish a servicing plan which meets the area's requirements in accordance with the City's Subdivision, Development & Servicing Bylaw No. 7900.

Capital Costs

Industrial developments are responsible for contributing financially to the overall structural health of the community as it relates to parks, roads and community services where appropriate through development cost charges (DCCs).

Form and Character

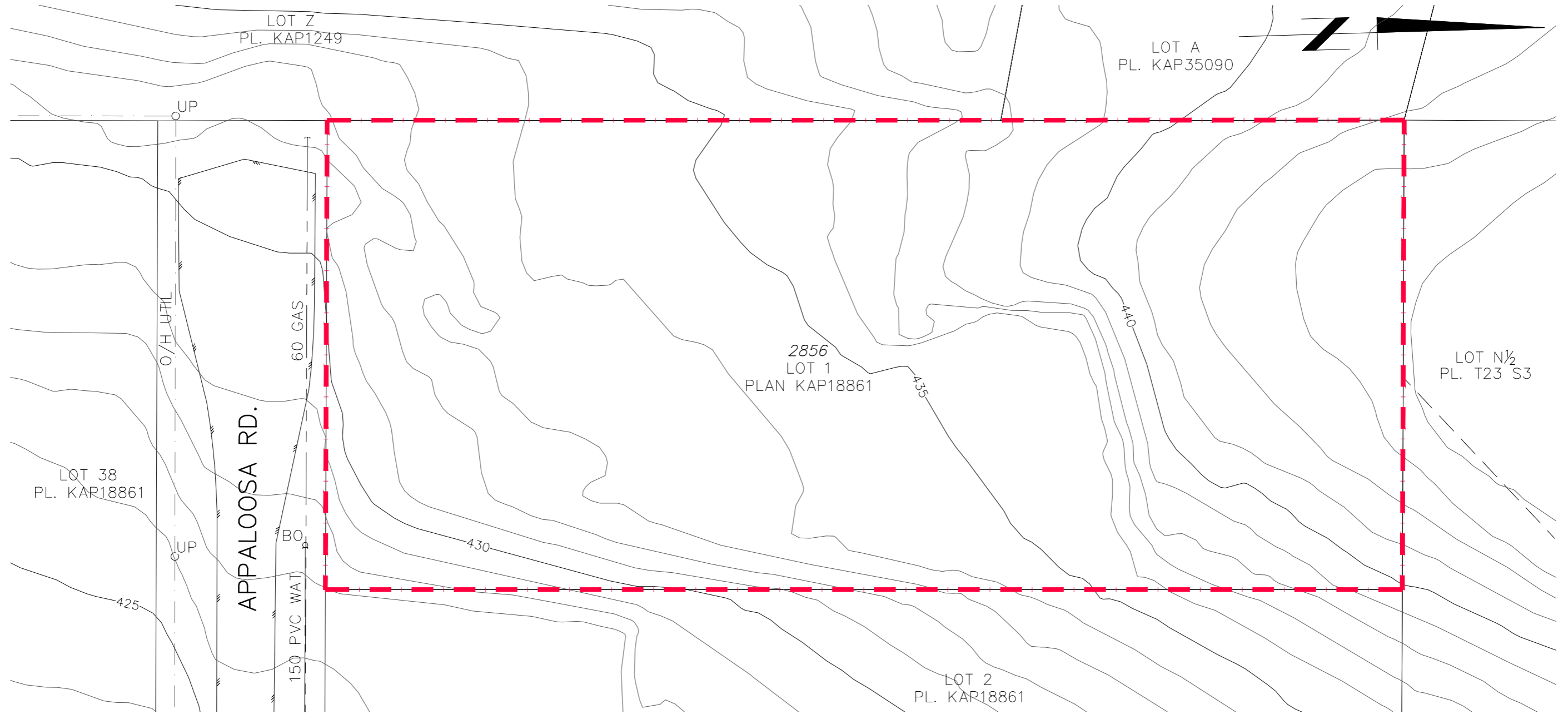
Prior to obtaining a Building Permit, industrial developments are required to obtain an approved Development Permit for compliance with form and character guidelines. Transitional industrial areas must ensure appropriate screening to maintain privacy of residential uses, proper placement of window openings and loading doors and strategic orientation of lighting to minimize light trespass and overall



disturbance to adjacent residential uses. The property owner intends to pursue approval of a Development Permit following successful rezoning of the parcel.

Summary

The proposed rezoning is in line with the City's anticipated future land use for the area, which will serve as a transitional buffer between the residential uses to the northeast and the general industrial uses of the surrounding area. The City is currently processing numerous rezoning applications within the area with the same zoning objectives and I2 zoned properties already exist along Sexsmith Road. Rezoning the subject property and transitioning this area into I2 zoning will provide much needed low impact industrial lands in the City.



APPALOOSA WEST RE-ZONING
2856 APPALOOSA RD.
PROJECT No.17118-80
DRAWING No.2856 RE-ZONING
SCALE 1:500
October 18, 2022