



ENGINEERING ▪ LANDSCAPE ARCHITECTURE ▪ URBAN PLANNING

## PROJECT DESCRIPTION/RATIONALE

*3020 Appaloosa Road, City of Kelowna Development Proposal*

*Proposal to Rezone from A1 (non ALR) to I2*

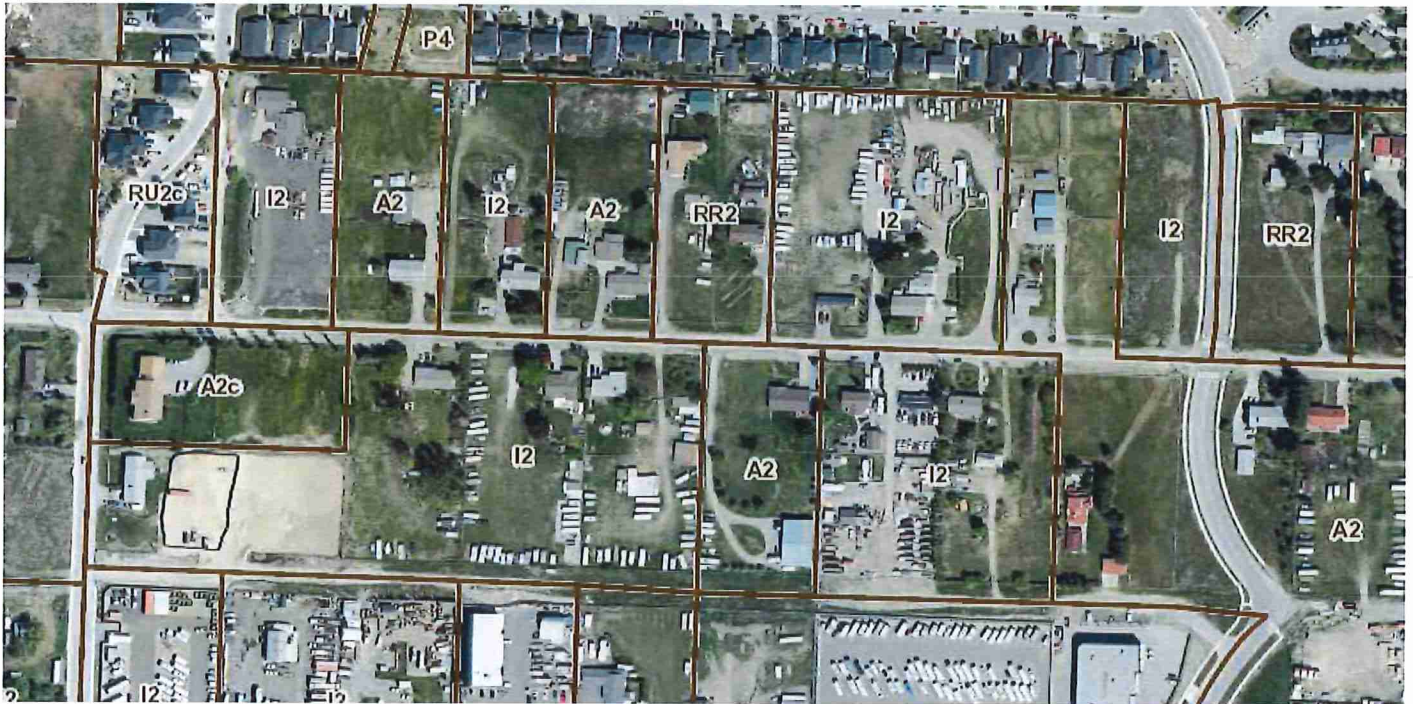
*CTQ File 17118-20*

*March 20, 2024*



## Background

The Appaloosa Road area has been a neighbourhood on the verge of transition since 2012. The area was 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. In 2022 several of the properties on Appaloosa Road rezoned to I2 Industrial, including the properties on each side of 3020 Appaloosa Road. As part of the adjacent rezoning in the area Appaloosa Road was upgraded to an Industrial Collector with curb and gutter, sidewalks and improved sanitary and water services, as per the July 7<sup>th</sup>, 2021 Servicing Agreement between the City of Kelowna and the Appaloosa Group (12386 BC Ltd.). The current zoning in the area is shown on the figure below.



**Current Appaloosa Road Zoning**

The future land use of this area has been designated in the City's 2040 Official Community Plan (OCP) as *Industrial*.



## **Development Proposal**

The property owner wishes to rezone the subject property from *A1 – Agriculture 1* to *I2 – General 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 general industrial land uses, which are appropriate as a transition between established industrial land uses and residential, rural and agricultural land uses. For the foreseeable future the property owner intends to maintain the existing residence following successful rezoning of the parcel.

## **Subject Property**

3020 Appaloosa Road is approximately 1.83 acres (0.74 ha) with a gentle slope running northwest to southeast. The property is utilized for residential purposes. The western parcel boundary abuts 3008 Appaloosa Road, an I2 zoned parcel that has a civil contractor business and equipment site storage. To the east 3036 Appaloosa Road is also zoned I2 and contains a residential house with outbuildings. The storm water retention pond that services the adjacent Shetland residential neighborhood provides most of the north property line frontage.

Other than the dwelling located at the south end and an outbuilding in the center of the lot, lawn and open space occupies the remainder of the parcel.

The property is serviced by community water and has a recently installed sanitary sewer service that has not been connected to the onsite residence at this time.

## **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 *General Industrial* – which envisions light industrial and general industrial uses located in areas as transitional between heavy industrial and residential.

## **Servicing**

The property is serviced by community water from GEID and has a recently installed sanitary sewer service that has not been connected to the onsite residence at this time. The servicing plan which meets the area's requirements in accordance with the City's Subdivision, Development & Servicing Bylaw No. 7900 was completed in 2023.

## **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). For industrial lands the DCC Costs are calculated and payable upon the issuance of a development / building permit related to the redevelopment of the site to the light industrial land use.



The overall redevelopment of the Appaloosa Road neighbourhood from the A1 zone to the I2 zone required the improvement of Appaloosa Road from a Rural Local Road cross section to an Urban Industrial Collector, as per the July 7<sup>th</sup>, 2021, Servicing agreement with the City of Kelowna.

The owner has contributed the proportional cost of the frontage improvements for 3020 Appaloosa Road, as a member of the Appaloosa Group (12386 BC Ltd.). The owner also owns the adjacent property located at 3008 Appaloosa Road and is part of the Appaloosa Group (12386 BC Ltd.) and is a signatory for 3008 Appaloosa Road as part of the Servicing Agreement with the City of Kelowna for the Appaloosa Road frontage works.

Upon completion of the Appaloosa Road works, anticipated in the spring of 2024, a late comer will be set up for each of the parcels on Appaloosa Road that were not rezoned as part of the Servicing agreement. The subject property (3020 Appaloosa Road) will not be included within the latecomer agreement as the cost of the frontage works has been paid by the owner to the Appaloosa Group (12386 BC Ltd.).

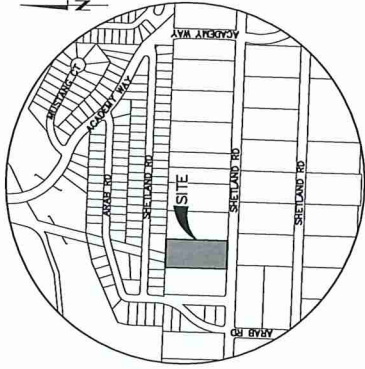
#### ***Form and Character***

Prior to obtaining a Building Permit, industrial developments are required to obtain an approved Development Permit for compliance with form and character guidelines. General 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 fits with the general industrial uses to the south. The City is currently processing numerous rezoning applications within the area with the same zoning objectives and numerous I2 zoned properties already exist along Appaloosa Road and Sexsmith Road. Rezoning the subject property and transitioning this area into I2 zoning will provide much needed general industrial lands in the City.

# FOR RE-ZONING



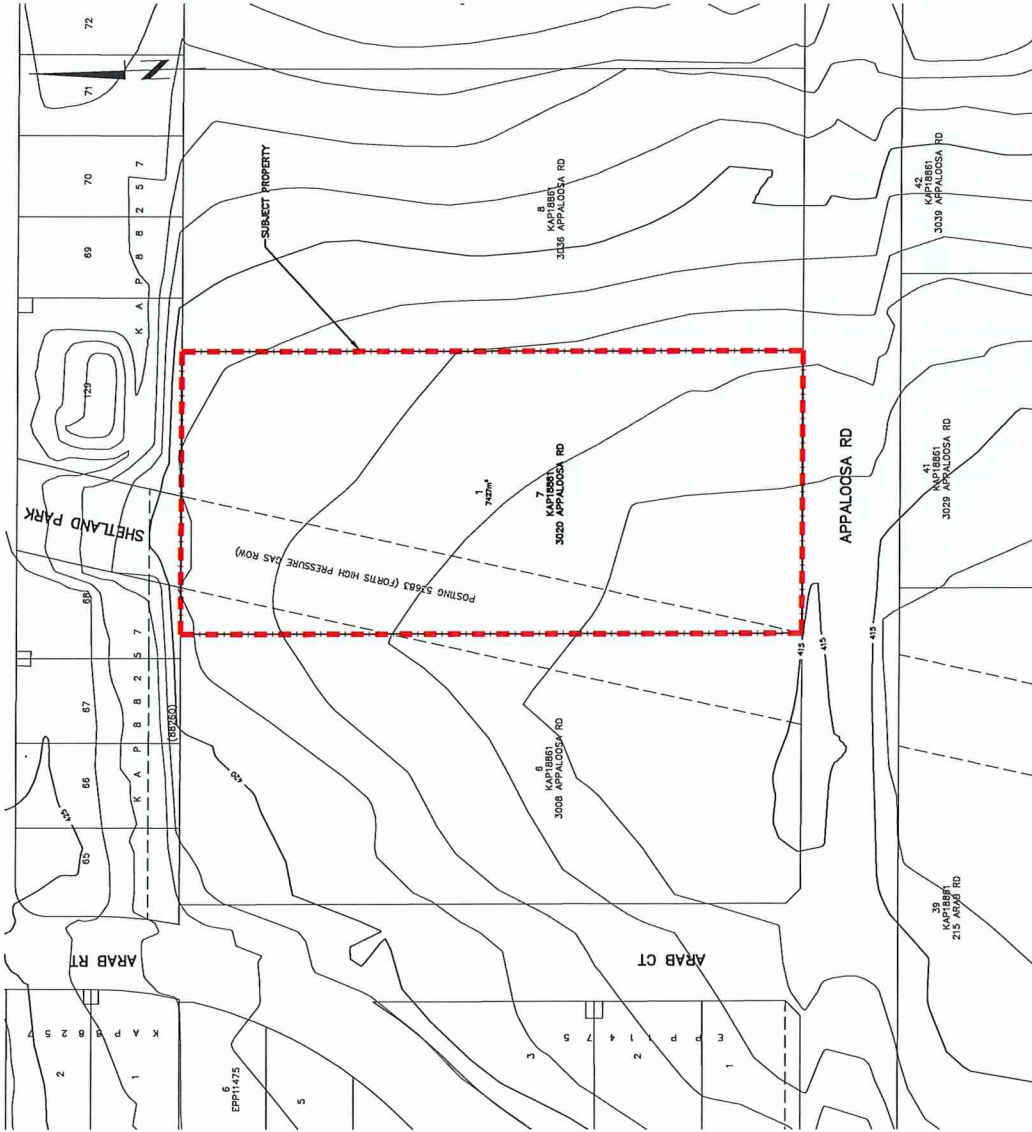
LOCATION PLAN  
N.T.S.

LEGAL DESCRIPTION:  
LOT 7, PLANTERSH, SECTION 3, TOWNSHIP 23, R.0.D.1.D.  
CIVIC ADDRESS: 3020 APPALOOSA RD

ZONES:  
CURRENT ZONING A2  
PROPOSED ZONING I2

NOTES:

1. ORIGINAL GROUND CONTOURS ARE SHOWN AT 1m INTERVAL BASED ON CITY OF KELOWNA GIS DATA.
2. PROPERTY LINES ARE BASED ON CITY OF KELOWNA GIS DATA.



CITY FILE # TBD

THE CITY OF KELOWNA

ENGINEERING DEPARTMENT

3020 APPALOOSA RD

RE-ZONING PLAN

17118-20

Division

MUNICIPAL

Drawing No.

G-201

Sheet No.

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City of Kelowna

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