



# AGRICULTURAL ADVISORY COMMITTEE REPORT

To: Agricultural Advisory Committee Members

Date: November 1, 2023

From: Yvonne Mitchell, Planner II

File No: Z 23-09

Subject: **Z 23-09; Zoning Bylaw Amendment; 2355 Marshall Road**

## BACKGROUND

The subject property, 2355 Marshall Road, is in the West Kelowna Estates/Rose Valley Neighbourhood. The subject property is currently developed with a manufactured home park.

### PROPERTY DETAILS

<b>Address</b>	2355 Marshall Road		
<b>PID</b>	002-878-640		
<b>Folio</b>	36413771.000		
<b>Lot Size</b>	6.517 acres (26373.4 sqm)		
<b>Owner</b>	Kerr Properties 002 Ltd.	<b>Agent</b>	Mike Salter
<b>Current Zoning</b>	Manufactured Home Park Zone (RMP)	<b>Proposed Zoning</b>	Light Industrial Zone (I1)
<b>Current OCP</b>	Business Park	<b>Proposed OCP</b>	N/A
<b>Current Use</b>	Manufactured Home Park	<b>Proposed Use</b>	Industrial/Commercial
<b>Development Permit Areas</b>	Aquatic Ecosystem, Hillside, and Sensitive Terrestrial Ecosystem		
<b>Hazards</b>	None		
<b>Agricultural Land Reserve</b>	No		

### ADJACENT ZONING & LAND USES

<b>North</b>	^	Rural Residential Small Parcel Zone (RU2) and Agricultural Zone (A1)
<b>East</b>	>	Westbank First Nation
<b>West</b>	<	Light Industrial (I1)
<b>South</b>	v	Agricultural Zone (A1)

### NEIGHBOURHOOD MAP



### PROPERTY MAP



### AGRICULTURAL LAND RESERVE MAP



## **DISCUSSION**

### Proposal

This application is a zoning bylaw amendment from the Manufactured Home Park Zone (RMP) to the Light Industrial (I1) Zone.

### *Applicant's Rationale*

The applicant's rationale for the zoning bylaw amendment application is provided below:

- The City has done extensive research on creating the OCP, this project falls within an area identified to address the OCP 2.11. – Industrial Objectives; and
- Development Permit Guidelines as well as meeting the intent of the OCP 2.11.2 – Industrial Policies will be followed.

### Zoning and Policy Review

#### *Official Community Plan Bylaw No. 0300*

The Land Use Designation of the subject property in the Official Community Plan is Business Park. The Business Park Land Use Designation permits a variety of commercial and light industrial uses at a low density and up to three storeys in height. The proposed Zoning Bylaw Amendment is consistent with the Business Park Land Use Designation.

#### *Development Permit Areas*

If the applicant wishes to develop the site with industrial/commercial development an Industrial & Business Park Development Permit will be required. In addition, the site is within the Hillside, Sensitive Terrestrial Ecosystem, and Aquatic Ecosystem Development Permit Areas. These development permits would also be required unless exemptions in the Official Community Plan can be met.

#### *Zoning Bylaw No. 0265*

The Manufactured Home Park Zone (RMP) does not permit industrial/commercial development (Attachment 2). A rezoning to the Light Industrial Zone (I1) is therefore proposed to accommodate the proposed development (Attachments 3).

#### *Council's Manufactured Home Park Redevelopment Policy*

The applicant has proposed a relocation assistance plan for tenants of the manufactured home park (Attachment 4). The relocation assistance plan will be provided to Council for consideration as per Council's Manufactured Home Park Redevelopment Policy (Attachment 5).

## *Agricultural Plan*

One of the recommendations in the Agricultural Plan is Recommendation 23: Land Use Management and Buffering. This recommendation includes the following Objective and Policy:

Objective - To create appropriate separations for land uses that abut agriculture and to ensure land in the Agricultural Land Reserve and zoned A1 is engaged in agricultural production.

Policy - The City of West Kelowna continues to consider edge planning strategies that do not interfere with farming operations, as one option for supporting existing farm operations and mitigating potential land use conflict.

The subject property is separated from ALR and A1 zoned land to the North by Keefe Creek and the surrounding vegetated area. To the south, the property is separated from ALR and A1 zoned land by Highway 97.

## **TECHNICAL REVIEW**

### Geotechnical Considerations

The applicant has provided a geotechnical report. The report confirms, from a geotechnical point of view, that the proposed development is feasible, provided the recommendations outlined in the report are followed. Further geotechnical analysis will be required at time of future development.

### Environmental/Aquatic Considerations

The applicant has provided an environmental report. The report states the majority of the development is expected to be contained within Environmental Sensitivity Area (ESA) 4 - Not Sensitive, with some development in ESA 3 - Low associated with the proposed retaining wall. Further environmental analysis would be completed after rezoning when development plans are finalized.

## **KEY CONSIDERATIONS**

In providing recommendations to City staff and Council, the AAC may wish to consider the following:

- The existing Manufactured Home Park Zone (RMP) does not permit industrial/commercial development. A rezoning to the Light Industrial Zone (I1) is required for the proposed development.
- The zoning bylaw amendment application is consistent with the Business Park Land Use Designation in the Official Community Plan and the Agricultural Plan.

Specific comments would be appreciated should the AAC have any concerns with the proposed zoning bylaw amendment, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Yvonne Mitchell, Planner II

Powerpoint: Yes  No

Attachments:

1. Preliminary Development Plans
2. Manufactured Home Park Zone (RMP)
3. Light Industrial Zone (I1)
4. Applicant's Relocation Assistance Plan
5. Council's Manufactured Home Park Redevelopment Policy