



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: December 16, 2020

From: Jayden Riley, Planner II

File No: TUP 20-04

Subject: **TUP 20-04; Temporary Use Permit; 3145 Coventry Crescent**

BACKGROUND

This application is seeking a Temporary Use Permit to operate a brewery within the garage of a single detached dwelling and within the Single Detached Residential Zone (R1). No accessory structures are proposed to accommodate the use.

PROPERTY DETAILS			
Address		3145 Coventry Crescent	
PID		009-666-184	
Folio		36415069.356	
Lot Size		1,015 sq. m.	
Owner	Brad Kotnik	Agent	N/A
Current Zoning	R1 (Single Detached Residential)	Proposed Zoning	N/A
Current OCP	N/A	Proposed OCP	N/A
Current Use	Single Family Dwelling	Proposed Use	Home Based Brewery
Development Permit Areas		Aquatic, Terrestrial, Hillside	
Hazards		None	
Agricultural Land Reserve		No	

ADJACENT ZONING & LAND USES			
North	^	Parks and Open Space (P1)	
East	>	Single Detached Residential (R1)	
West	<	Single Detached Residential (R1)	
South	v	Single Detached Residential (R1)	

NEIGHBOURHOOD MAP



PROPERTY MAP



Background/Proposal

This application is seeking a Temporary Use Permit to operate a brewery within the garage of a single detached dwelling and within the Single Detached Residential Zone (R1). No accessory structures are proposed to accommodate the use. See below summary of the proposed temporary use:

- House of operation: Brewing 1 day per week, 4:30 PM to 9:30 PM
- Client visits: customer pickup Thursday and Friday 5:00 PM to 7:00 PM, Saturday 4:00 PM to 6:00 PM, no sampling permitted at the brewery.
- Storage needs: 20 cases of growlers (6 x 1.89 L), maximum 20 bags of grain
- Equipment: 2 x 115 L kettles, propane burner, pump and plate chiller, brew commander, 4x 150L Unitank, 1 x glycol chiller
- Anticipated production volume: 117 L per week (58.5 growlers)
- Mitigation measures: all activities proposed within enclosed garage, limited LED lighting
- Potential nuisances: noise from propane burner and odor from grain and hops aroma on brew day

Location and Surrounding Uses

The subject property is located at 3145 Coventry Crescent within the Glenrosa neighbourhood, containing one single detached dwelling. The subject property is located within a residential neighborhood with surrounding single detached dwelling land use to the east, south, and west, and Glen Canyon Regional Park to the north. The adjacent property to the east, located nearest to the garage where the proposed operation of the brewery is to be contained, is owned by the City of West Kelowna and is vacant except for a booster station.

Legislative Requirements

Section 493 of the *Local Government Act* gives Council the authority to issue a Temporary Use Permit (TUP) to allow a use that is not permitted in the applicable zoning regulations. A TUP may allow a use on a property for up to three (3) years and may specify conditions under which the use may be carried out. A TUP may be extended once for a period of up to three (3) years at the discretion of Council.

Licensing Requirements

A manufacturing licence is required from the Liquor and Cannabis Regulation Branch (LCRB) to operate a brewery, which requires the zoning to support the manufacturing use. A TUP that allows brewery has been confirmed to meet LCRB requirements.

Policy and Bylaw Review

The subject property has a land use designation of Single Family Residential, which is intended to provide traditional single family housing opportunities. The zoning of the subject property is Single Detached Residential (R1). The R1 Zone permits single detached dwelling as a principal use and home based business as a secondary use.

Brewery does not meet the intent of home based business use, although the proposed use will be occur under similar conditions for a parcel under 0.5 ha, such as:

- The business is occurring within the dwelling unit;
- The combined maximum floor area is under 50 sq. m.;
- No outdoor storage is proposed;

- Only 1 person who resides in the dwelling shall be employed; and
- Retail sales are limited to products produced on the premises.

Due to brewery not meeting the intent of the home based business use, a temporary use permit is required.

KEY CONSIDERATIONS

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

- The brewery is contained within the existing enclosed carport
- The neighbourhood low density residential subdivision
- Home based business is a permitted use within the R1 Zone;
- Other than the proposed use, the use is anticipated to meet the City's home based regulations

Specific comments would be appreciated should the APC have any concerns with the proposed [insert application type], 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,

Jayden Riley
Planner II

Powerpoint: Yes ☒ No ☐

Attachments:

1. Applicant's Proposal Summary