

Supplementary Information

Official Community Plan and Zoning Amendment, 1830 Alba Road, Okanagan Falls

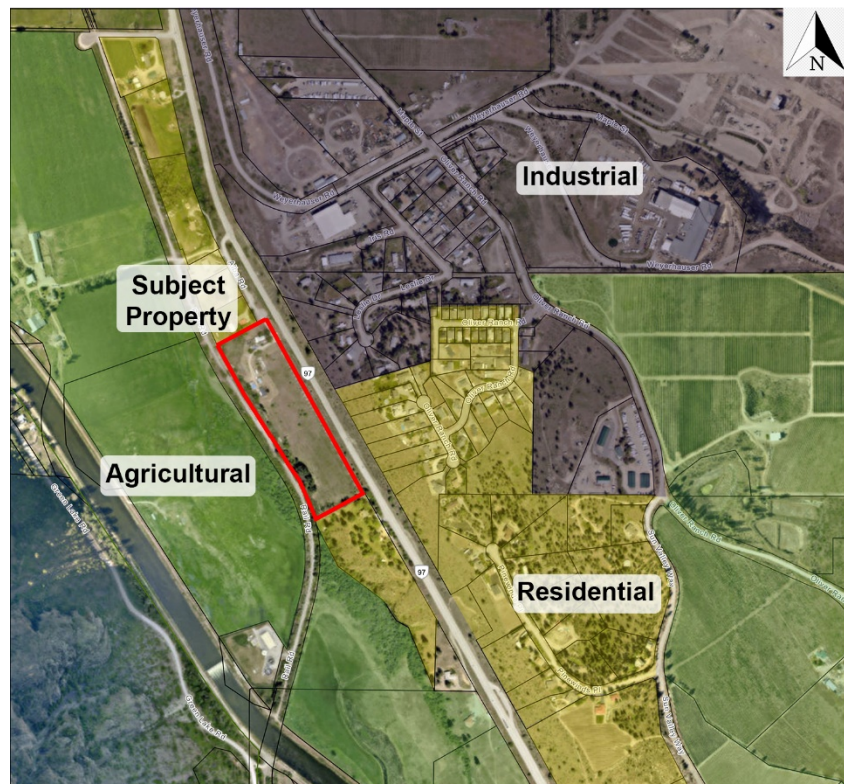
LOT 1, District Lot 10, SDYD, Plan KAP87398

BACKGROUND AND INTRODUCTION

The subject property is located at 1830 Alba Road in Okanagan Falls and more specifically, is situated at the southern extent of Okanagan Fall's primary growth area on the west side of Highway 97. The subject property has an area of approximately 3.98 hectares (10 acres) and is accessed from Alba Road.

The subject property is currently occupied with two houses and a workshop / barn. The property is rectangular in shape and has moderate topography which slopes from Highway 97 down in a west direction towards Rail Rd. on the west side of the property. The surrounding land use context is quite varied and includes the following:

- A large Industrial area on the east side of Highway 97 with a range of lot sizes and uses.
- Agricultural lands to the northwest and west of the subject property.
- A combination of Small Holdings and Rural Residential lands with varying lot sizes to the north and southeast of the subject property.
- A Site Context map is shown on the right.



PROPOSED DEVELOPMENT

The property owner is seeking the appropriate or necessary OCP and Zoning bylaw amendments to allow the property to be used for mini-storage and outdoor storage for recreational vehicles and boats. The subject property is presently in the growth boundary and its long-term land use plan is for residential use. However, the Okanagan Falls Irrigation District (OFID) presently does not have the capacity to provide water to the property for residential use, and therefore, until the water issue resolved, the use of the property is limited to uses that do not require water. The property owner has determined that mini-storage and outdoor boat and recreation vehicle storage would be a good interim land use for the land until domestic potable water is available to the property. The mini-storage component would offer individual storage units accessed from outdoors and the outdoor storage component would provide an area for the outdoor storage of RVs and boats. The storage compartments will be modular and not placed on permanent foundations, making them easily removable to allow for an easy conversion of the land to residential use when community water is available to the property.

Presently there are two residential dwellings on the property. Although the owner wishes to have a caretaker / manager residence on the property, neither of the dwellings will work for these purposes, so both dwellings will be removed and a modular home may be placed appropriately on the site for use as a manager's / caretaker dwelling and office.

RDOS OFFICIAL COMMUNITY PLAN (OCP)

The Area 'D' East-Skaha Vaseux OCP designates the property as 'Small Holdings'. A considerable amount of thought has gone into evaluating the best way to accommodate the proposed development within the context of the present Official Community Plan designation. Although the proposed storage uses are not consistent with the objectives of the Small Holdings designation, RDOS planning staff and the property owner have agreed that the best way to accommodate the current land use proposal within the long-term land use goal to have residential use on the property, is to simply provide a text amendment to the OCP that would support the proposed interim storage use within the small holding designation on the subject property. This would allow the existing Small Holdings OCP land use designation to remain on the property, confirming the long-term desire to have the property used for residential purposes.

RDOS ZONING BYLAW NO. 2455, 2008

The subject property is presently zoned 'C7' – Recreational Vehicle Park Zone which only permits a recreational vehicle park as a principal use. In order to allow the desired mini-storage and outdoor RV and boat storage use the owner is seeking a zoning amendment to a Comprehensive Development Zone. The purpose of the new proposed Alba Road Comprehensive Development Zone is to create site specific land use regulations for the subject property to permit the mini-storage (with caretaker residence / office) and outdoor boat and recreation vehicle storage use of the land, until such time as appropriate services are available to allow the property to be developed for residential use.



RATIONALE FOR PROPOSED LAND USE CHANGE

1. The proposed development would provide a low-impact use.
2. The property is currently underutilized and cannot be developed for its intended residential use due to the inability of the Okanagan Falls Irrigation District to provide water. The proposed land use is an appropriate interim use for the land considering the proposed land use does not require water or sewer service. The proposed caretaker dwelling can utilize the existing well for potable water.
3. The mini-storage containers will not be placed on permanent foundations so they can be easily deconstructed to accommodate a future residential development on the subject property when domestic water is available to the site.
4. The proposed text amendment to the OCP allows the interim storage use of the property, which does not require domestic water, while still respecting the OCP's long-term goal of having residential use on the property.
5. The subject property is not within the ALR.
6. An environmental evaluation has occurred on the property to define and determine environmental values, and through the site planning process, environmental values on the property will be preserved.
7. The proposed storage use of the property will not be an unsightly industrial use. Through the site planning process, efforts will be made to plan for landscaping to screen the outdoor RV and boat storage component to minimize the public's view of this area.
8. The proposed development will not have a negative impact on the use and enjoyment of adjacent or surrounding properties.