

# Attachment A

## Proposed Project

### I Request a change to the OCP and zoning as follows:

	<u>Current</u>	<u>Proposed</u>
Official Community Plan	Neighbourhood Commercial	Service commercial
Zoning:	C.2	C.10

*Note: these proposed changes match with the Lake Country study that proposes the same future OCP and zoning changes for this area.*

### Reason for request:

1. This would allow the consolidating of the sales activities of Atlantis Marine Inc., of Kelowna, with the storage and minor boat service business of Oyama Yacht Club, at the Oyama location, under the name Atlantis Marine Inc.
2. This application also includes a request for an extension to the existing TUP # **TP2018-001-REN**. to allow Oyama Yacht Club to continue operations, with the addition of boat sales, until this application is heard by council,
3. Note:
  - a. We do not sell or service automobiles, motorcycles, RVs, or snowmobiles.
  - b. In the future, we will explore the idea of storing “high value” collector cars, in the three-story building.

### Background information:

#### 1. CURENT OFFICIAL STATUS OF THE BUSINESS:

- a. in 2018 Oyama Yacht Club received a TUP, **TP2018-001-REN**, from Council;
- b. On August 16, 2022 this TUP was renewed.
- c. The current TUP expires on September 4, 2024.
- d. The operating scope of the current TUP, as approved by Council is as follows:

**TP2018-001-REN for property located at 15660 Oyama Road – Roll 1878000 to approved to allow the temporary land use for:**

- I. outdoor storage of recreational vehicles,

- II. indoor storage of recreational vehicles,
- III. one residential security operator unit, and
- IV. minor service (with restrictions)

**2. SITE ANALYSIS:**

- a. This land was originally developed, in the early 1900's to accommodate a fruit cannery.
- b. The property is 4 acres in size (see the attached site plan).
- c. The existing building is comprised of three buildings with a total square footage of 75,000 sq ft.
- d. No changes to the buildings are contemplated.

**3. THE CURRENT BUILDINGS:** there are three attached buildings on this site, namely:

**a. The single-story building:**

- i. is the most westerly of the attached buildings;
- ii. has 20 ft ceilings;
- iii. is fully insulated;
- iv. has a fire department approved new sprinkler system that is sufficient to allow for the storage of gasoline powered boats, on trailers with rubber tires;

**b. The three-story building:**

- i. Is the oldest and most easterly of the attached buildings
- ii. was built with large "first growth" wood beams; and is considered by the owner as "too unique" to demolish.
- iii. has 8-foot-high ceilings on all three floors;
- iv. has the structural capability to carry almost any storage load (see the attached the structural report);
- v. does not have adequate sprinkler water capacity to accommodate storage of gas-powered products.

**c. The two-story building:**

- i. is a 20-foot by 178-foot space located between the one-story building and the three-story building;
- ii. has old cannery offices on the second floor, part of which has been converted, legally, into a caretaker's suite.
- iii. Is fully sprinklered with water delivery compliant with its use;
- iv. has first floor washrooms that originally serviced the old fruit cannery staff. They have been modernized to serve the staff and public;
- v. was surveyed by a structural engineer and brought up to spec in 2024.

**4. PREVIOUS SITE IMPROVEMENTS:**

- a. site has new and attractive chain link fence, with modern gates;
- b. The site has three approved, and previously installed, curb cuts;
- c. The site has a full asphalt parking lot on the west site of the building;

**5. RECENT SITE IMPROVEMENTS:**

- a. In consultation with the Oyama fire department both “on-site” fire hydrants were repaired and tested. Proper access to these fire hydrants was also established. .
- b. I had the structure evaluated by Christine Willerton, a structural engineer, and all structural deficiencies have been remedied, and approve. (see Exhibit #8).
- c. I had Rick Evans ROWP plan A NEW SEPTIC SYSTEM:
  - i. Rick Evans evaluate the current septic system, and found it outdated;
  - ii. Rick Evans has engineered a new, level 2, septic system with minimal effluent
  - iii. The system has a “safety factor” of 2-times-plus, allowing for any future expansion, or unexpected higher use
  - iv. The new septic field will be relocated to the back North-East corner of the property, which puts it an additional 100 meters away from Wood Lake;
- d. The newly designed system was submitted to Interior Health in early June. We should have their approval in a few days.
- e. Demolition professionals have removed most of the old cannery equipment;
- f. The lot has been regraded for proper surface water flow with water retention ponds;
- g. The boat storage areas are covered with a “dust free” fractured rock covering and seeded with grass to prevent dust; they are mowed regularly and are of “low-to-no” fire risk (approved for parking boats by the fire department).

**6. OPINION OF NEIGHBOURS:**

- a. All of our neighbours approve of our operations:
  - i. We are quiet, dust free, noise free, odor free, and free of unsightly storage.
  - ii. We create very little additional traffic in the area.
  - iii. We have an appealing “marine” appearance that fits with the neighbourhood and enhances the “beach and boating” ambiance of the neighbourhood.
  - iv. Our neighbours know that they are located next to “commercial” land; and, I am sure that they would rather have us next to them than any other business.

**7. MY REQUESTS OF COUNCIL:**

I am requesting four things from Council, namely that they:

- a. **approve the revising of the current Official Community Plan to match the approved “Future Official Community Plan”** and designate this site as “Commercial Service”;
- b. approve the **rezoning** of this site from the existing C.2 status to C.10 status, as is contemplated in the “Future OCP” (note that the existing C.2 zoning is not an option in the Future OCP);
- c. approve a **variance** in the need for us to connect to the community sewer system;
- d. if necessary,
  - i. extend our current **Temporary Use Permit** until September 2026 to allow Council time to review this application; and
  - ii. amend the TUP to allow us to sell boats at this location;

**8. IN CONCLUSUION:**

I believe that these Applications

- a. fit perfectly with the goals of the FUTURE OCP;
- b. is a small extension of the operating privileges granted by the existing TUP; and,
- c. is within the comfort zone of this Council.

Thankyou for your consideration

Your truly,

Pat Begoray                      M.B.A., B.Com., PD/AD Ed., B.Sc.

President: Marine Management Services Inc.   phone 780 504-5307   email: pat@mmservices.ca