
CITY OF KELOWNA
MEMORANDUM

Date: March 13, 2001
File No.: File No. Z95-1015
(3360-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To extend the deadline for adoption of Zone Amending Bylaw No. 8517 (Canyon Creek Joint Venture) in accordance with the Development Application Procedures Bylaw.

Owner: Canyon Creek Joint Venture

Applicant Stantec Consulting Group **Contact Person:** John Steil

At: 5050 McCulloch Road

Existing Zone: A1 – Agriculture **Proposed Zones:** RR1 – Rural Residential 1,
RR2 – Rural Residential 2 and P3 – Parks & Open
Space

Report Prepared by: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT in accordance with the Development Application Procedures Bylaw No. 8140 the deadline for adoption of Zone Amending Bylaw No. 8517 (Z95-1015 – Canyon Creek Joint Venture (John Steil/Stantec Consulting Group Ltd. – McCulloch Road be extended to September 21, 2001.

2.0 SUMMARY

Rezoning Authorization Bylaw No. 8517 received second and third readings at a Regular meeting of Council held on Tuesday, March 21, 2000, with final adoption of the zone amending bylaw being withheld pending the provision of an executed Servicing Agreement and the provision of the necessary funds and/or bonding.

To date the Works and Utilities Department have yet to receive the required design drawings and detailed cost estimates for the off-site requirements in order to prepare the

Servicing Agreement. Therefore, the Planning & Development Services Department has no objections to this request for a six month extension.

In addition, the applicant has been advised that that minimum parcel size requirement for the RR1 and the RR2 zones for lots not being serviced by a community sewer system is now 1.0 hectare. If the proposed development has not received subdivision approval within one year of the date of adoption of this zone amending bylaw, June 27th, 2001, the applicant will be required to comply with the amended RR1 and RR2 minimum parcel size requirement.

R. G. Shaughnessy
Subdivision Approving Officer

Approved for inclusion ☐

R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

RGS/SG/sg

FACT SHEET

1. **APPLICATION NO.:** Z95-1015
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Canyon Creek Joint Venture
- **ADDRESS** 117515 – 106A Avenue
- **CITY/ POSTAL CODE** Edmonton, Alberta T5S 1M7
4. **APPLICANT/CONTACT PERSON:** Stantec Consulting Group Ltd./
John Steil
- **ADDRESS** 1007 – 7445 132nd Street
- **CITY/ POSTAL CODE:** Surrey, BC V3W 1J8
- **TELEPHONE/FAX NO.:** (604)597-0422/(604) 591-1856
5. **APPLICATION PROGRESS:**
Date of Application: March 22, 1995
Date put on hold pending archaeological assessment: June 13, 1995
Date archaeological assessment: December 27, 1995
Date 1st DVP request considered by Council: May 11, 1998
Date 2nd DVP request considered by Council: June 15, 1999
Staff Report to Council: February 15, 2000
Date of Public Hearing: March 21, 2000
Date of Third Reading: March 21, 2000
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
6. **LEGAL DESCRIPTION:** Part of the East ½ of Sec. 1, Twp. 26, ODYD except Plan 48126
7. **SITE LOCATION:** North side of McCulloch Road ~0.5 km east of KLO Creek and ~1km east of Field Road
8. **CIVIC ADDRESS:** 5050 McCulloch Road
9. **AREA OF SUBJECT PROPERTY:** 129.5 ha
10. **AREA OF PROPOSED REZONING:** ~49 ha
11. **EXISTING ZONE CATEGORY:** A1 – Agriculture 1
12. **PROPOSED ZONE:** RR1 – Rural Residential 1, RR2 – Rural Residential 2 and P3 – Parks & Open Space
13. **PURPOSE OF THE APPLICATION:** To rezone a part of the subject property to accommodate a 59 lot rural residential subdivision and a dedication of a portion of the subject property as Park.

**14. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS**

Not Applicable

Attachments

(Not attached to the electronic copy of the report)

Location Map
Plan of Subdivision