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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** June 1, 2001  
**File No.:** (3360-20) **Z00-1062**

**To:** City Manager

**From:** Planning & Development Services Department

**Subject:**

APPLICATION NO. Z00-1062

OWNER: JOSEPH ALLAN ROBERT  
MARSHALL

AT: 9590 McCARTHY ROAD

APPLICANT: AS ABOVE

PURPOSE: TO REZONE SUBJECT PROPERTY TO PERMIT THE  
DISMANTLING OF VEHICLES ON THE PROPERTY

EXISTING ZONE: I2 – GENERAL INDUSTRIAL

PROPOSED ZONE: I3 – HEAVY INDUSTRIAL

REPORT PREPARED BY: PAUL McVEY

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SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

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1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 8649 be considered by the Municipal Council.

2.0 SUMMARY

The applicant has made application to rezone the subject property from the existing zone of I2 – General Industrial zone to the I3 – Heavy Industrial zone, in order to dismantle vehicles on the property, a use defined in Zoning Bylaw 8000 as “Wrecking Yard”, and permitted in the I3 – Heavy Industrial zone.

The applicant has now satisfied the requirements of the Works and Utilities Department, and has completed payment of the associated latecomer payment for the water utility and the registration of the required road widening.

PLANNING & DEVELOPMENT SERVICES DEPARTMENT COMMENTS

The applicant has concluded the requirements identified by the Works and Utilities Department. The latecomer charge has been paid and the plan of subdivision for the road widening has now been registered.

It is now appropriate for Council to give the zone amending bylaw fourth reading and adopt the bylaw.

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Andrew Bruce  
Current Planning Manager

Approved for inclusion ☐

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

PMc/pmc  
Attach.

**FACT SHEET**

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| <b>1. APPLICATION NO.:</b>   | Z00-1062   |
| <b>2. APPLICATION TYPE:</b>  | Rezoning   |
| <b>3. OWNER/APPLICANT:</b>   | Joseph Allan Robert Marshall   |
| . ADDRESS  | 9590 McCarthy Road   |
| . CITY   | Winfield, BC   |
| . POSTAL CODE  | V0H 2C0  |
| . TELEPHONE/FAX NO.:   | 762-5366   |
| <b>4. APPLICATION PROGRESS:</b>  |  |
| Date of Application:   | September 30, 1996 /<br>November 22, 2000  |
| Date Application Complete:   | December 15, 2000  |
| Servicing Agreement Forwarded to Applicant:  | December 3, 1996   |
| Servicing Agreement Concluded:   | June 1, 2001   |
| Staff Report to Council:   | June 1, 2001   |
| <b>6. LEGAL DESCRIPTION:</b>   | Lot 3, Sec. 11, Twp. 20, O.D.Y.D.,<br>Plan 3997                                      |
| <b>7. SITE LOCATION:</b>   | West side of McCarthy Road, North of<br>Beaver Lake Road                             |
| <b>8. CIVIC ADDRESS:</b>   | 9590 McCarthy Road   |
| <b>9. AREA OF SUBJECT PROPERTY:</b>  | 8,094 m <sup>2</sup>   |
| <b>10. AREA OF PROPOSED REZONING:</b>  | 8,094 m <sup>2</sup>   |
| <b>11. EXISTING ZONE CATEGORY:</b>   | I2 – General Industrial  |
| <b>12. PROPOSED ZONE:</b>  | I3 – Heavy Industrial  |
| <b>13. PURPOSE OF THE APPLICATION:</b>   | To Rezone Subject Property To<br>Permit The Use Of The Property For<br>Auto Wrecking |
| <b>14. MIN. OF TRANS./HIGHWAYS FILES NO.:</b><br><b>NOTE: IF LANDS ARE WITHIN 800 m OF A<br/>CONTROLLED ACCESS HIGHWAY</b> | 02-081-16206   |
| <b>15. DEVELOPMENT PERMIT MAP 13.2<br/>IMPLICATIONS</b>  | N/A  |