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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** June 29, 2001  
**File No.:** Z00-1026

**To:** City Manager

**From:** Planning & Development Services Department

APPLICATION NO. Z00-1026

OWNER: Total Mechanical Systems  
Inc.

AT: 700 McCurdy Road

APPLICANT: Total Mechanical Systems  
Inc.

**PURPOSE:** To rezone the subject property from A1 – Agriculture 1 to I2 – General Industrial and to consolidate the subject site with the existing parcel to the east.

**EXISTING ZONE:** A1 – Agriculture 1

**PROPOSED ZONE:** I2 – General Industrial

**REPORT PREPARED BY:** Josephine Duquette

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**SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS**

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### 1.0 RECOMMENDATION

THAT Municipal Council authorize an extension to Rezoning application No. Z00-1026 (Bylaw No. 8573) for a period of not more than 180 days from June 27, 2001.

### 2.0 SUMMARY

The subject rezoning application was considered at a Public Hearing by Council on June 27, 2000. Section 2.10.1 of Procedure Bylaw No. 8140 states that:

Every amendment bylaw which has not been finally adopted by Council within 12 months after the date it was given third reading, lapses and will be of no force and effect, and an applicant who wishes to proceed with its application must initiate a new application.

Section 2.10.2 of the Procedure Bylaw makes provision for Council to consider an extension to an amending bylaw for up to 6 months beyond the 12 months deadline as stated in Section 2.10.1.

Zone Amending By-Law No. 8573 received second and third readings on June 27, 2000, after the Public Hearing held on the same date. The applicant wishes to have this rezoning application remain open for an additional six months in order to provide more time to resolve an outstanding issue regarding his concurrent subdivision application (i.e. Removal of an existing single family residential dwelling).

This project remains unchanged and is the same in all respects as originally applied for.

The Planning and Development Services Department therefore recommends that Council favourably consider the request for a six month extension from June 27, 2001.

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R.G. Shaughnessy  
Subdivision Approving Officer

Approved for inclusion

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

**FACT SHEET**

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|-----|---|--|
| 1.  | <b>APPLICATION NO.:</b>   | Z00-1026   |
| 2.  | <b>APPLICATION TYPE:</b>  | Rezoning   |
| 3.  | <b>OWNER:</b>   | Total Mechanical Systems Inc.                          |
|     | · <b>ADDRESS</b>  | 690 McCurdy Road                                       |
|     | · <b>CITY/POSTAL CODE</b>   | Kelowna V1X 2P5  |
| 4.  | <b>APPLICANT/CONTACT PERSON:</b>  | Total Mechanical Systems Inc.                          |
|     | · <b>ADDRESS</b>  | 690 McCurdy Road                                       |
|     | · <b>CITY/POSTAL CODE</b>   | Kelowna V1X 2P5  |
|     | · <b>TELEPHONE/FAX NO.:</b>   | (250) 765-5542/(250) 765-2044                          |
| 5.  | <b>APPLICATION PROGRESS:</b>  |  |
|     | <b>Date of Application:</b>   | March 24, 2000   |
|     | <b>Date Application Complete:</b>   | March 24, 2000   |
|     | <b>Servicing Agreement Forwarded to Applicant:</b>                        |  |
|     | <b>Servicing Agreement Concluded:</b>                                     |  |
|     | <b>Staff Report to Council:</b>   | May 10, 2000   |
| 6.  | <b>LEGAL DESCRIPTION:</b>   | Lot A, D. L. 143, Sec. 27, Twp. 26 ODYD,<br>Plan 23765 |
| 7.  | <b>SITE LOCATION:</b>   | North side of McCurdy Road and east of<br>Hwy 97       |
| 8.  | <b>CIVIC ADDRESS:</b>   | 700 McCurdy Road                                       |
| 9.  | <b>AREA OF SUBJECT PROPERTY:</b>  | 837.73 m <sup>2</sup>                                  |
| 10. | <b>AREA OF PROPOSED REZONING:</b>   | 837.73 m <sup>2</sup>                                  |
| 11. | <b>EXISTING ZONE CATEGORY:</b>  | A1 – Agriculture 1                                     |
| 12. | <b>PROPOSED ZONE:</b>   | I2 – General Industrial                                |
| 13. | <b>PURPOSE OF THE APPLICATION:</b>  | To redevelop and consolidate with<br>adjacent site     |
| 14. | <b>MIN. OF TRANS./HIGHWAYS FILES NO.:</b>                                 | 02-081-18536   |
|     | <b>NOTE: IF LANDS ARE WITHIN 800 m OF A<br/>CONTROLLED ACCESS HIGHWAY</b> |  |
| 15. | <b>DEVELOPMENT PERMIT MAP 13.2<br/>IMPLICATIONS</b>                       | (a) Not Applicable                                     |