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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** August 23, 2001  
**File No.:** File No. Z98-1029  
(3360-20)

**To:** City Manager

**From:** Planning & Development Services Department

**Purpose:** To extend the deadline for adoption of Zone Amending Bylaw No. 8459 (Progressive Lands Ltd. – Z98-1029) in accordance with the Development Application Procedures Bylaw.

**Owner/Applicant:** Progressive Lands Ltd.      **Contact Person:** Rick Hullah

**At:** 5065 Frost Road

**Existing Zone:** A1 – Agriculture 1      **Proposed Zones:** RU1 – Large Lot Housing,  
RU2 – Medium Lot Housing and P3 – Parks &  
Open Space

**Report Prepared by:** Shelley Gambacort

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SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

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### 1.0 RECOMMENDATION

THAT in accordance with the Development Application Procedures Bylaw No. 8140 the deadline for adoption of Zone Amending Bylaw No. 8459 (Z98–1029) be extended to April 25, 2002.

### 2.0 SUMMARY

The Public Hearing for this application to rezone land within the Neighbourhood Two Area Structure Plan boundaries was held September 7, 1999 and third reading given October 25, 1999 with final adoption of the zone amending bylaw being withheld pending the following:

- i Approval of the neighbourhood pre-plans by the Approving Officer;
- ii Owners being responsible for all Land Title Office fees and charges resulting from the road reserves, subdivisions, rights-of-way, road dedications and road widenings associated with the application; and
- iii The applicants entering into a Servicing Agreement with the City of Kelowna prior to final adoption of the respective zone amending bylaws.

The Preliminary Layout Review letter was issued April 30, 2001, however, 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.

The Planning & Development Services Department has no objections to this extension.

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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**

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|---|---|
| <b>1. APPLICATION NO.:</b>                              | Z98-1029  |
| <b>2. APPLICATION TYPE:</b>                             | Rezoning  |
| <b>3. OWNER/APPLICANT<br/>CONTACT PERSON:</b>           | Progressive Lands Ltd./<br>Rick Hullah  |
| . ADDRESS   | 5591 No. 3 Road   |
| . CITY/ POSTAL CODE                                     | Richmond, BC V6X 2C7  |
| . TELEPHONE/FAX NO.:                                    | (604)273-6655/(604)270-8238   |
| <b>5. APPLICATION PROGRESS:</b>                         |   |
| Date of Application:                                    | September 1, 1998   |
| Staff Report to Council:                                | August 4, 1999  |
| Date of Public Hearing:                                 | September 7, 1999   |
| Date of Third Reading:                                  | October 25, 1999  |
| Servicing Agreement Forwarded to<br>Applicant:          |   |
| Servicing Agreement Concluded:                          |   |
| <b>6. LEGAL DESCRIPTION:</b>                            | Lot B, DL 357, SDYD, KAP48057<br>except Plan KAP51584   |
| <b>7. SITE LOCATION:</b>                                | East end of Frost Road  |
| <b>8. CIVIC ADDRESS:</b>                                | 5065 Frost Road   |
| <b>9. AREA OF SUBJECT PROPERTY:</b>                     | 17 ha   |
| <b>10. AREA OF PROPOSED REZONING:</b>                   | 17 ha   |
| <b>11. EXISTING ZONE CATEGORY:</b>                      | A1 – Agriculture 1  |
| <b>12. PROPOSED ZONE:</b>                               | RU1 – Large Lot Housing, RU2 –<br>Medium Lot Housing and P3 – Parks<br>& Open Space   |
| <b>13. PURPOSE OF THE APPLICATION:</b>                  | To extend the deadline for adoption<br>of Zone Amending Bylaw No. 8459<br>(Progressive Lands Ltd. – Z98-1029)<br>in accordance with the Development<br>Application Procedures Bylaw |
| <b>14. DEVELOPMENT PERMIT MAP 13.2<br/>IMPLICATIONS</b> | Not Applicable  |

**Attachments**

*(Not attached to the electronic copy of the report)*

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Location Map  
Plan of Subdivision