
CITY OF KELOWNA
MEMORANDUM

Date: October 3, 2001
File No.: (3360-20) **Z99-1007/OCP99-006**

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. Z99-1007 / OWNER: ABERDEEN HOLDINGS
OCP99-006 LTD.

AT: GUISACHAN ROAD & BURTCH APPLICANT: PROTECH CONSULTANTS
ROAD (1989) LTD.

PURPOSE: TO EXTEND REZONING APPLICATION FOR THE SUBJECT
PROPERTY TO PERMIT MOBILE HOME PARK USE

EXISTING ZONE: A1 – AGRICULTURAL 1

PROPOSED ZONE: RM7 – MOBILE HOME PARK

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Municipal Council authorize an extension to Rezoning application No. Z99-1007 (Bylaw No. 8467) for a period of not more than 180 days from October 5, 2001.

2.0 SUMMARY

The above noted development applications were considered at a Public Hearing by Council on October 5, 1999. 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.

The applicant has made applications for rezoning (Z99-1007) and an OCP amendment (OCP99-006) to permit the development of a new 226 unit modular home park. By-Law No. 8467 received second and third readings on October 5, 1999, after the Public Hearing held on the same date. The applicant has made application for two six month extensions, and wishes to have this application remain open for an additional six months in order to provide more time to resolve a number of outstanding servicing issues.

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

The Planning and Development Services Department recommends Council favourably consider the request for an extension.

Andrew Bruce
Current Planning Manager

Approved for inclusion ☐

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

PMc/pmc
Attach.

FACT SHEET

- | | |
|--|--|
| 1. APPLICATION NO.: | Z99-1007/OCP99-006 |
| 2. APPLICATION TYPE: | Rezoning/OCP Amendment |
| 3. OWNER: | Aberdeen Holdings Ltd. |
| . ADDRESS | 1264 Ellis St. |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 1Z4 |
| 4. APPLICANT/CONTACT PERSON: | Protech Consultants (1989) Ltd./ |
| . ADDRESS | Grant Maddock |
| . CITY | 200-1449 St. Paul Street |
| . POSTAL CODE | Kelowna, BC |
| . TELEPHONE/FAX NO.: | V1Y 2E4 |
| 5. APPLICATION PROGRESS: | 860-1771/860-1994 |
| Date of Application: | January 29, 1999 |
| Date Application Complete: | February 8, 1999 |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to Council: | October 3, 2001 |
| 6. LEGAL DESCRIPTION: | Lot 4, DL 136, O.D.Y.D., Plan 1562 |
| 7. SITE LOCATION: | Exc. Plans 41601 and KAP46155 |
| 8. CIVIC ADDRESS: | South-West corner of Burtch Road and Guisachan Road |
| 9. AREA OF SUBJECT PROPERTY: | 2350 Burtch Road |
| 10. AREA OF PROPOSED REZONING: | 19.64 Ha. |
| 11. EXISTING ZONE CATEGORY: | 15.62 Ha. |
| 12. PROPOSED ZONE: | A1 – Agricultural 1 |
| 13. PURPOSE OF THE APPLICATION: | RM7 – Mobile Home Park |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: | To Extend Rezoning Application For The Subject Property To Permit Mobile Home Park Use |
| NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | N/A |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |