
CITY OF KELOWNA

MEMORANDUM

Date: September 6, 2002
File No.: Z01-1008

To: City Manager

From: Planning & Development Services Department

APPLICATION NO. Z01-1008 **OWNER:** Board of School Trustees, School District #23 (Central Okanagan)

AT: 805 – 815, 895 Craig Road,
621 Hartman Road, and
650 Webster Road **APPLICANT:** Judy Shoemaker,
Planning Manager

PURPOSE: To rezone four properties south of Hartman Road and east of Craig Road to allow for the construction of a Public School.

EXISTING ZONE: RU1 – Large Lot Housing, RR2 – Rural Residential 2, RU6 – Two Family Dwelling, and A1 – Agriculture 1

PROPOSED ZONE: P2 – Education and Minor Institutional

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 8677 be considered by Council.

2.0 SUMMARY

The Rezoning Authorization Bylaw no. 8677 received second and third readings on Tuesday May 22, 2001, after the Public Hearing held on the same date and an extension was granted on April 22, 2002.

The applicant is proposing to construct an Elementary School to service the immediate demographic area and to replace the aging existing Rutland Elementary School, which is located on Rutland Road. The subject property has recently been approved for exclusion from the Agricultural Land Reserve by the Land Reserve Commission.

The previous resolution of Council states in part:

AND THAT final adoption of the zone amending bylaw be considered subsequent to the registration of the required road dedications and lot consolidation;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the registration of a Section 219 Restrictive Covenant to the satisfaction of the Land Reserve Commission to accommodate the required agricultural buffer;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the requirements of the Works & Utilities Department being completed to their satisfaction;

The applicant has completed the items identified within the resolution by Council.

Specifically, the applicant has submitted the lot consolidation plan including the required road dedications, the reference plan and the required Section 219 Restrictive Covenant to the land Reserve Commission for concurrent registration at the Land Titles Office. Also, the applicant has submitted a letter of intent from the Secretary Treasurer of School District No. 23 agreeing to provide payment for or alternatively completing the construction and installation of the off-site works required by the City of Kelowna for the development of the Rutland Elementary Replacement School.

Andrew Bruce
Current Planning Manager

Approved for inclusion ☐

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

RGS/JD/jd
Attachment

FACT SHEET

1. **APPLICATION NO.:** Z01-1008
2. **APPLICATION TYPE:** Zoning
3. **OWNER:** The Board of School Trustees, School District No. 23 (Central Okanagan)
1940 Haynes Road
Kelowna
V1X 5X7
4. **APPLICANT/CONTACT PERSON:** Judy Shoemaker
685 Dease Road
Kelowna, BC V1X 4A4
(250) 491-4000 / (250) 491-4010
5. **APPLICATION PROGRESS:**
Date of Application: February 6, 2001
Date Application Complete: February 7, 2001
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to Council: March 6, 2001
6. **LEGAL DESCRIPTION:** Lot 1, Plan 5136 except Plan 21455; Lot A, Plan 21455; Lot 1 & Lot 2, Plan 14324; all of Sec. 25, Twp. 26, ODYD
7. **SITE LOCATION:** South of Hartman Road, east of Craig Road, and north of Webster Road
8. **CIVIC ADDRESS:** 805-815, 895 Craig Road, 621 Hartman Road, 650 Webster Road
9. **AREA OF SUBJECT PROPERTY:** 2.756 ha
10. **AREA OF PROPOSED REZONING:** 2.756 ha
11. **EXISTING ZONE CATEGORY:** RU1 – Large Lot Housing, RR2 – Rural Residential 2, RU6 – Two Family Dwelling, A1 – Agriculture 1
12. **PROPOSED ZONE:** P2 – Education and Minor Institutional
13. **PURPOSE OF THE APPLICATION:** To obtain permission from the Land Reserve Commission to exclude four properties south of Hartman Road and east of Craig Road from the Agricultural Land Reserve.
14. **DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS** Not Applicable

Attachments that are missing from the Electronic Version

Subject Property Map
Proposed Subdivision Layout
Preliminary Site Plan
Main Floor Plan
Second Floor Plan
South Elevation