
CITY OF KELOWNA

MEMORANDUM

Date: October 3, 2002
File No.: File No. Z95-1015
(3360-20)

To: City Manager

From: Planning & Development Services Department

Purpose: To extend the deadline for adoption of Zone Amending Bylaw No. 8517 (Canyon Creek Joint Venture) in accordance with the Development Application Procedures Bylaw

Owner: Canyon Creek Joint Venture

Applicant Protech Consultants (1989) Ltd. **Contact Person:** Grant Maddock

At: 5050 McCulloch Road

Existing Zone: A1 – Agriculture **Proposed Zones:** RR1 – Rural Residential 1, RR2 – Rural Residential 2 and P3 – Parks & Open Space

Report Prepared by: Shelley Gambacort

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT in accordance with the Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Zone Amending Bylaw No. 8517 (Z95-1015 – Canyon Creek Joint Venture - John Steil/Stantec Consulting Group Ltd.) McCulloch Road be extended to March 21, 2002.

2.0 SUMMARY

Rezoning Authorisation Bylaw No. 8517 received second and third readings at a Regular meeting of Council held on Tuesday, March 21, 2000, with final adoption of the zone amending bylaw being withheld pending the provision of an executed Servicing Agreement and the provision of the necessary funds and/or bonding. At the Regular Meeting of Council held on Monday, March 19, 2001 a resolution was adopted extending the deadline for adoption of Zone Amending Bylaw No. 8517 (Z95-1015) to September 21, 2001.

As June 27th, 2001 was the deadline for approving lots that are less than one hectare in size serviced by on-site sewage disposal the applicant applied for an additional six

month extension for additional time to pursue alternate methods of sewage disposal for the 59-lot rural residential development proposal. That extension expired on March 21, 2002 and the applicant is still wanting to pursue this proposed subdivision development.

The applicant is now advising that the off-site McCulloch Road alignment is the next issue to resolve and is pursuing alternate alignments to facilitate an approval of this zone amending bylaw.

Based on the above information, the Planning & Development Services Department has no objections to this request for one further six month extension extension from September 21, 2002 to March 21, 2003.

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

1. **APPLICATION NO.:** Z95-1015
2. **APPLICATION TYPE:** Rezoning
3. **OWNER:** Canyon Creek Joint Venture
· **ADDRESS** 117515 – 106A Avenue
· **CITY/ POSTAL CODE** Edmonton, Alberta T5S 1M7
4. **APPLICANT/CONTACT PERSON:** Stantec Consulting Group Ltd./
John Steil
· **ADDRESS** 1007 – 7445 132nd Street
· **CITY/ POSTAL CODE:** Surrey, BC V3W 1J8
· **TELEPHONE/FAX NO.:** (604)597-0422/(604) 591-1856
5. **APPLICATION PROGRESS:**
Date of Application: March 22, 1995
Date put on hold pending archaeological assessment: June 13, 1995
Date archaeological assessment: December 27, 1995
Date 1st DVP request considered by Council: May 11, 1998
Date 2nd DVP request considered by Council: June 15, 1999
Staff Report to Council: February 15, 2000
Date of Public Hearing: March 21, 2000
Date of Third Reading: March 21, 2000
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
6. **LEGAL DESCRIPTION:** Part of the East ½ of Sec. 1, Twp. 26, ODYD except Plan 48126
7. **SITE LOCATION:** North side of McCulloch Road ~0.5 km east of KLO Creek and ~1km east of Field Road
8. **CIVIC ADDRESS:** 5050 McCulloch Road
9. **AREA OF SUBJECT PROPERTY:** 129.5 ha
10. **AREA OF PROPOSED REZONING:** ~49 ha
11. **EXISTING ZONE CATEGORY:** A1 – Agriculture 1
12. **PROPOSED ZONE:** RR1 – Rural Residential 1, RR2 – Rural Residential 2 and P3 – Parks & Open Space
13. **PURPOSE OF THE APPLICATION:** To rezone a part of the subject property to accommodate a 59 lot rural residential subdivision and a dedication of a portion of the subject property as Park.

Attachments

(Not attached to the electronic copy of the report)

Location Map