
CITY OF KELOWNA
MEMORANDUM

Date: January 30, 2004
File No.: (3360-20) **Z03-0004**

To: City Manager

From: Planning & Corporate Services Department

Subject:

APPLICATION NO. Z03-0004

OWNER: STOBER CONSTRUCTION

AT: 1699 POWICK ROAD

APPLICANT: STOBER CONSTRUCTION

PURPOSE: TO REZONE THE SUBJECT PROPERTY FROM THE I2 – GENERAL INDUSTRIAL ZONE TO THE I1 – BUSINESS INDUSTRIAL ZONE IN ORDER TO PERMIT I-1 BUSINESS INDUSTRIAL ZONE USES ON THE SUBJECT PROPERTY

EXISTING ZONE: I2 – GENERAL INDUSTRIAL

PROPOSED ZONE: I1 – BUSINESS INDUSTRIAL

REPORT PREPARED BY: PAUL McVEY

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Final Adoption of Zone Amending Bylaw No. 8985 be considered by the Municipal Council.

2.0 SUMMARY

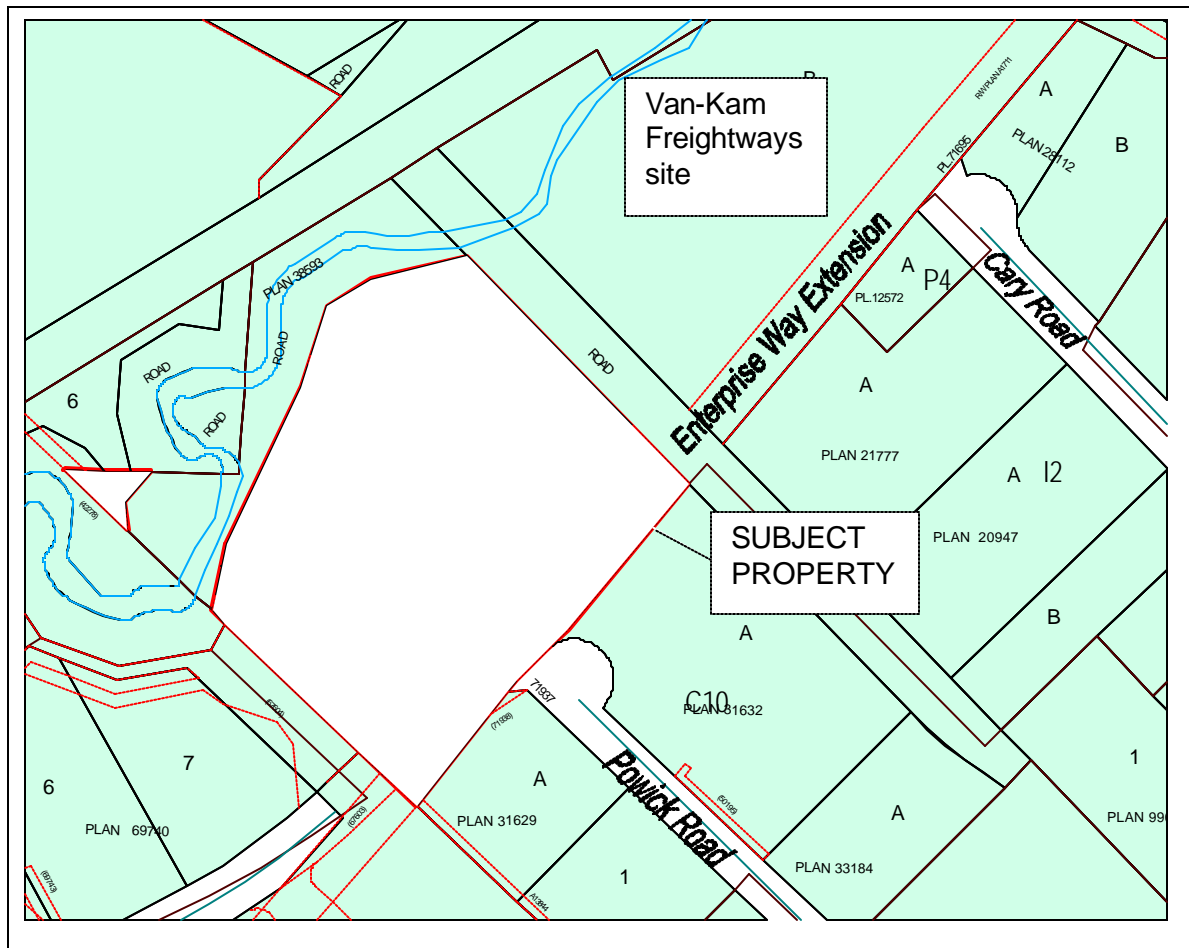
The subject property is developed with a number of industrial buildings, as permitted in the I2 – General Industrial zone. The owner has made application to rezone the subject property from the existing I2 – General Industrial zone to the I1 – Business Industrial zone to permit Business Industrial uses. There are no external changes to the building proposed at this time, other than interior tenant improvements. The associated zone amending bylaw No. 8985 received 3rd. reading on March 24, 2003.

3.0 PLANNING & CORPORATE SERVICES DEPARTMENT COMMENTS

The applicant has now satisfied the requirements of the Works and Utilities Department, and has made arrangements for the registration of the plan of subdivision for the required creek dedication.

It is now appropriate for Council to give the zone amending bylaw fourth reading and adopt the bylaw.

SUBJECT PROPERTY MAP



Andrew Bruce
Manager of Development Services

Approved for inclusion

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

PMc/pmc
Attach.

FACT SHEET

- | | |
|---|---|
| 1. APPLICATION NO.: | Z03-0004 |
| 2. APPLICATION TYPE: | Rezoning |
| 3a. OWNER: | Al Stober Construction Ltd.,
Inc. No. 170493 |
| . ADDRESS | #710 – 1708 Dolphin Ave. |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1Y 9S4 |
| 3b. OWNER: | R.A. McKenzie Enterprises Ltd. |
| . ADDRESS | Inc. No. 583311 |
| . CITY | 757 Siwash Court |
| . POSTAL CODE | Kelowna, BC |
| 4. APPLICANT/CONTACT PERSON: | V1V 1N5 |
| . ADDRESS | Al Stober Construction Ltd. |
| . CITY | Mac MacCormack |
| . POSTAL CODE | #710 – 1708 Dolphin Ave. |
| . TELEPHONE/FAX NO.: | Kelowna, BC |
| 5. APPLICATION PROGRESS: | V1Y 9S4 |
| Date of Application: | 763-2305/763-4244 |
| Date Application Complete: | |
| Servicing Agreement Forwarded to Applicant: | |
| Servicing Agreement Concluded: | |
| Staff Report to Council: | |
| 6. LEGAL DESCRIPTION: | Jan. 28, 2003 |
| 7. SITE LOCATION: | Jan. 28, 2003 |
| 8. CIVIC ADDRESS: | |
| 9. AREA OF SUBJECT PROPERTY: | |
| 10. AREA OF PROPOSED REZONING: | |
| 11. EXISTING ZONE CATEGORY: | |
| 12. PROPOSED ZONE: | |
| 13. PURPOSE OF THE APPLICATION: | |

- | | | |
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| 14. | MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | 02-081-20156 |
| 15. | DEVELOPMENT PERMIT MAP 6.2
IMPLICATIONS | N/A |

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Attachments

Subject Property Map
Site Plan 1 pages