
CITY OF KELOWNA

MEMORANDUM

Date: August 12, 2005
File No.: Z02-1052

To: City Manager

From: Planning & Corporate Services Department

APPLICATION NO. Z02-1052

OWNER: Okanagan Manufacturer's Ltd.

AT: 3732 Hwy 97, Kelowna, BC

APPLICANT: Grant Maddock

PURPOSE: TO SEEK COUNCIL APPROVAL TO EXTEND THE DEADLINE FOR THE ADOPTION OF THE ZONE AMENDING BYLAW FOR A PERIOD OF SIX MONTHS;

TO REZONE THE SUBJECT PROPERTY FROM A1 – AGRICULTURE 1 TO I2 – GENERAL INDUSTRIAL

EXISTING ZONE: A1 - AGRICULTURE

PROPOSED ZONE: I2 – GENERAL INDUSTRIAL

REPORT PREPARED BY: RYAN SMITH

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Zone Amending Bylaw No. 9105 – Grant Maddock – 3272 Hwy.97N be extended from May 18, 2005 to November 18, 2005;

2.0 SUMMARY

The Rezoning Authorization Bylaw no. 9105 received second and third readings by Kelowna City Council at a Regular Meeting held on Tuesday November 18, 2003. The Public Hearing for the application was also held on Tuesday November 18, 2003.

The applicant is seeking to rezone the subject property at 3732 Hwy 97N from A1 – Agriculture 1 to I2 – General Industrial. The applicant has also advanced a similar rezoning for the property to the south to third reading.

The previous resolution of Council states that:

AND THAT final adoption of the zone amending bylaw be considered following registration of a Road Reservation Agreement (on Section 1 of Appendix "A") in the Land Title Office;

AND THAT final adoption of the zone amending bylaw be considered following registration of a Road Reservation Agreement and "No Disturb" Covenant (on Section 2 of Appendix "A") in the Land Title Office;

AND THAT final adoption of the zone amending bylaw be considered following registration of an Easement (on Section 3 of Appendix "A") in the Land Title Office;

AND THAT final adoption of the zone amending bylaw be considered following the dedication of Section 3 of Appendix "A" (to the specifications of the Ministry of Transportation);

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

AND FURTHER THAT Final Adoption of Zone Amending Bylaw be withheld pending Council's consideration of a development permit on the subject property;

The applicant is seeking an additional six month extension to allow the associated development permit and development variance permit to work their way through the application process and for the registration of the associated easement and road reserve documents.

4.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

Staff are in support of the proposed six month extension.

Andrew Bruce
Manager of Development Services

Approved for inclusion ☐

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

RM/AB/rs
Attach.

