
CITY OF KELOWNA
MEMORANDUM

Date: December 7, 2005

File No.: Z04-0020

To: City Manager

From: Planning & Corporate Services Department

Purpose: To rezone from the A1-Agriculture 1 zone to the RR1 – Rural Residential 1, RR2 – Rural Residential 2 and P3 – Parks & Open Space zones to facilitate a 110 lot bareland strata subdivision development and park dedication.

Owner: 417860 Alberta Ltd. et al (see fact sheet) **Applicant/Contact Person:** Protech Consultants Ltd./Grant Maddock

At: 5050 McCulloch Road

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

Supplemental Report Prepared By: Shelley Gambacort

1.0 RECOMMENDATIONS

THAT in accordance with the Development Application Procedures Bylaw No. 8140 the deadline for adoption of Zone Amending Bylaw No. 9313 (Z04-0020 – 417860 Alberta Ltd. et al) McCulloch Road be extended from November 2, 2005 to May 2, 2006.

2.0 SUMMARY

Rezoning Authorization Bylaw No. 9313 received second and third readings at a Regular meeting of Council held on November 2, 2004, with final adoption of the zone amending bylaw being withheld pending consideration of a Development Variance Permit on the subject property.

The proposed development will not be serviced by a community sanitary sewer system; therefore, the applicant requires a Development Variance Permit, to vary Zoning Bylaw 8000, to allow for a minimum parcel size of 8,000 m² in the RR1 zone, and 4,000 m² in the RR2 zone if properties are connected to a private sanitary sewer collection system. The remainder of the property (± 50 ha or 125 acs.) will be zoned P3 – Parks and Open Space (including that portion known as Layer Cake Mountain) and will form part of the Scenic Canyon Regional Park system.

As the Applicant is not yet prepared to proceed with the Development Variance Permit application, the applicant wishes to have this rezoning application remain open. Therefore, the Planning & Corporate Services Department is forwarding this request to Council for a six month extension commencing from November 2, 2005.

R. G. Shaughnessy
Subdivision Approving

Approved for inclusion

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

RGS/SG/sg

SUBJECT PROPERTY MAP

