
CITY OF KELOWNA

MEMORANDUM

Date: January 18, 2006
File No.: **Z04-0048**

To: City Manager

From: Planning & Corporate Services Department

Subject:

APPLICATION NO. Z04-0048

OWNER: 218555 BC LTD, CHEVILLE
INVESTMENTS LTD,
298874 BC LTD.

AT: 745, 765, & 793 STREMEL
ROAD

APPLICANT: ADVANCE PRECAST LTD /
WAYNE RAINS

PURPOSE: TO EXTEND COUNCIL APPROVAL FOR THE ADOPTION OF
THE APPLICATION TO REZONE THE SUBJECT PROPERTIES
TO THE I2 – GENERAL INDUSTRIAL ZONE

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: I2 – GENERAL INDUSTRIAL

REPORT PREPARED BY: PAUL McVEY

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. 9354 (Z04-0048) – 21844 BC Ltd. Et al – Stremel Road be extended from February 22, 2006 to August 22, 2006.

2.0 SUMMARY

The above noted development application was originally considered at a Public Hearing by Council on February 22, 2005.

Section 2.10.1 of Procedure Bylaw No. 8140 states that:

Every amendment bylaw which has not been finally adopted by Council within 12 months after the date it was given third reading, lapses and will be of no force and effect, and an applicant who wishes to proceed with its application must initiate a new application.

Section 2.10.2 of the Procedure Bylaw makes provision for Council to consider an extension to an amending bylaw for up to 6 months beyond the 12 months deadline as stated in Section 2.10.1.

The applicant has made application for rezoning (Z04-0048) to permit the development of an Industrial Subdivision on the subject properties. By-Law No. 9354 received second and third readings on February 22, 2005, after the Public Hearing held on the same date. The applicant wishes to have this application remain open for an additional six months in order to provide more time to resolve a number of outstanding issues.

This project remains unchanged and is the same in all respects as originally applied for.

The Planning and Development Services Department recommends Council consider the request for an extension favourably.

Andrew Bruce
Manager of Development Services

Approved for inclusion

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

PMc/pmc
Attach.

