
CITY OF KELOWNA

MEMORANDUM

Date: August 10 2006
File No.: **Z03-0009/TA05-0007**

To: City Manager

From: Planning & Development Services Department

Subject:

APPLICATION NO. TA05-0007 OWNER: 622664 B.C. LTD.
Z03-0009

AT: 1890 McKINLEY RD, W of APPLICANT: 622664 BC LTD. &
SLATER RD. W of GLENMORE SITE 360
RD N, 3650 & 4001 FINCH RD.
3280 SLATER RD

PURPOSE: TO EXTEND COUNCIL APPROVAL FOR THE ADOPTION OF
THE APPLICATIONS FOR A TEXT AMENDMENT TO CREATE
THE CD 18 – VINTAGE LANDING COMPREHENSIVE RESORT
DEVELOPMENT ZONE AND TO REZONE THE SUBJECT
PROPERTIES TO THE CD 18 – VINTAGE LANDING
COMPREHENSIVE RESORT DEVELOPMENT ZONE, P3 –
PARKS AND OPEN SPACE, AND W2 – INTENSIVE WATER
USE ZONE TO PERMIT THE DEVELOPMENT OF A
COMPREHENSIVE RESORT AND GOLF COURSE FACILITY

EXISTING ZONE: A1 – AGRICULTURE 1
W1 – RECREATIONAL WATER USE

PROPOSED ZONE: CD18 – VINTAGE LANDING COMPREHENSIVE RESORT
P3 – PARKS AND OPEN SPACE
W2 – INTENSIVE WATER USE

REPORT PREPARED BY: PAUL McVEY

1.0 RECOMMENDATION

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of the Text Amendment Bylaw 9467 (TA05-0007) and Zone Amending Bylaw 9468 (Z03-0009) – Site 360 and 622664 BC Ltd. – (Vintage Landing Area Structure Plan) for McKinley Road, Finch Road, Slater Road, and Glenmore Road N. be extended from August 22, 2006 to February 10, 2007.

2.0 SUMMARY

The above noted development applications were originally considered at a Public Hearing by Council on August 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 a Text Amendment (TA05-0007) to create the CD 18 – Vintage Landing Comprehensive Resort Development zone, and a rezoning application (Z03-0009) to apply that comprehensive development zone to the subject properties in order to permit the development of that site with a comprehensive resort and golf course facility. Since that time, the applicant has been working to resolve the outstanding servicing issues related to those associated development applications. By-Laws No. 9467 and 9468 received second and third readings on August 22, 2005, after the Public Hearing held on the same date. The applicant wishes to have these applications 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.

Shelley Gambacort
Acting Manager of Development Services

Approved for inclusion

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Signe Bagh, MA, MCIP
Acting Director of Planning and Development Services

PMc/pmc
Attach.

SUBJECT PROPERTY MAP

