



City of West Kelowna
2760 Cameron Road
West Kelowna, BC V1Z 2T6

May 9, 2023
File: 2463
CoWK: Z 17-02 / DVP 17-15

Attention: Yvonne Mitchell, Planner II

Dear Ms. Mitchell,

**Upper Glenrosa/Salmon Road – Lot A & B, KAP68680 and Block 105, KAP777, ODYD
Zoning Bylaw Amendment and Development Variance Permit Application
Extension Request**

On behalf of Mr. Ralph Berezan of Berezan Management (Glenrosa) Ltd. D.E. Pilling & Associates Ltd. (Pilling) submits this extension request to zoning file Z 17-02.

The May 1, 2018, Council Report for the May 8, 2018 Council Meeting included the following recommended motion:

- 1) **THAT** Council give third reading to City of West Kelowna Zoning Amendment Bylaw No. 0154.56, 2017 (File: Z 17-02); and
- 2) **THAT** Council direct staff to schedule the bylaw for consideration of adoption conditional upon submission of all technical/design matters, legal matters, and financial matters to the satisfaction of the General Manager of Development Services (refer to Attachment 1: Detailed Zoning Conditions); and
- 3) **THAT** Council authorize the issuance of a Variance Permit (File: DVP 17-15) for 3280 and 3290 Glenrosa Road and Block 105 Salmon Road (Lots A & B, DL 3190, ODYD, Plan KAP 68680 & Block 105, DL 3190, ODYD, Plan 777) to vary Works and Services Bylaw No. 0120, Appendix A – Design and Construction Standards, Schedule 3 – Water Supply and Distribution Systems, Section 3.4.2 – Reservoirs, to exempt the developer from the requirement to construct a water storage reservoir subject to adoption of the associated rezone application (Zoning Amendment Bylaw No. 0154.56, 2017).

A previous extension request was made in April 2022. The extension request and summary of land acquisition challenges were discussed under Pilling's extension request letter dated April 18, 2022, attached to this letter for reference.

The developer and Pilling met with West Kelowna Planning & Engineering staff on May 2, 2023, to discuss the land acquisition challenges and consider concepts that would help with providing a safe and improved roadway upgrade while better utilizing the existing roadway alignment and working within topographical constraints. As the developer finds the current offsite upgrade too costly to pursue the development, the intent of the re-design exercise will look at opportunities to reduce costs along select sections of the roadway upgrade where appropriate.

Thank you for your time and understanding of the challenges this file faces. With this extension, we hope through the coming months we will arrive at a balance that works for all parties. We trust this is what you require to proceed with this request. If you require anything further, please do not hesitate to contact us.

Sincerely,
D.E. Pilling & Associates Ltd.

A handwritten signature in black ink, appearing to read 'David Mori', with a stylized, flowing script.

David Mori, P.Eng
Project Engineer

C.c. Ralph Berezan

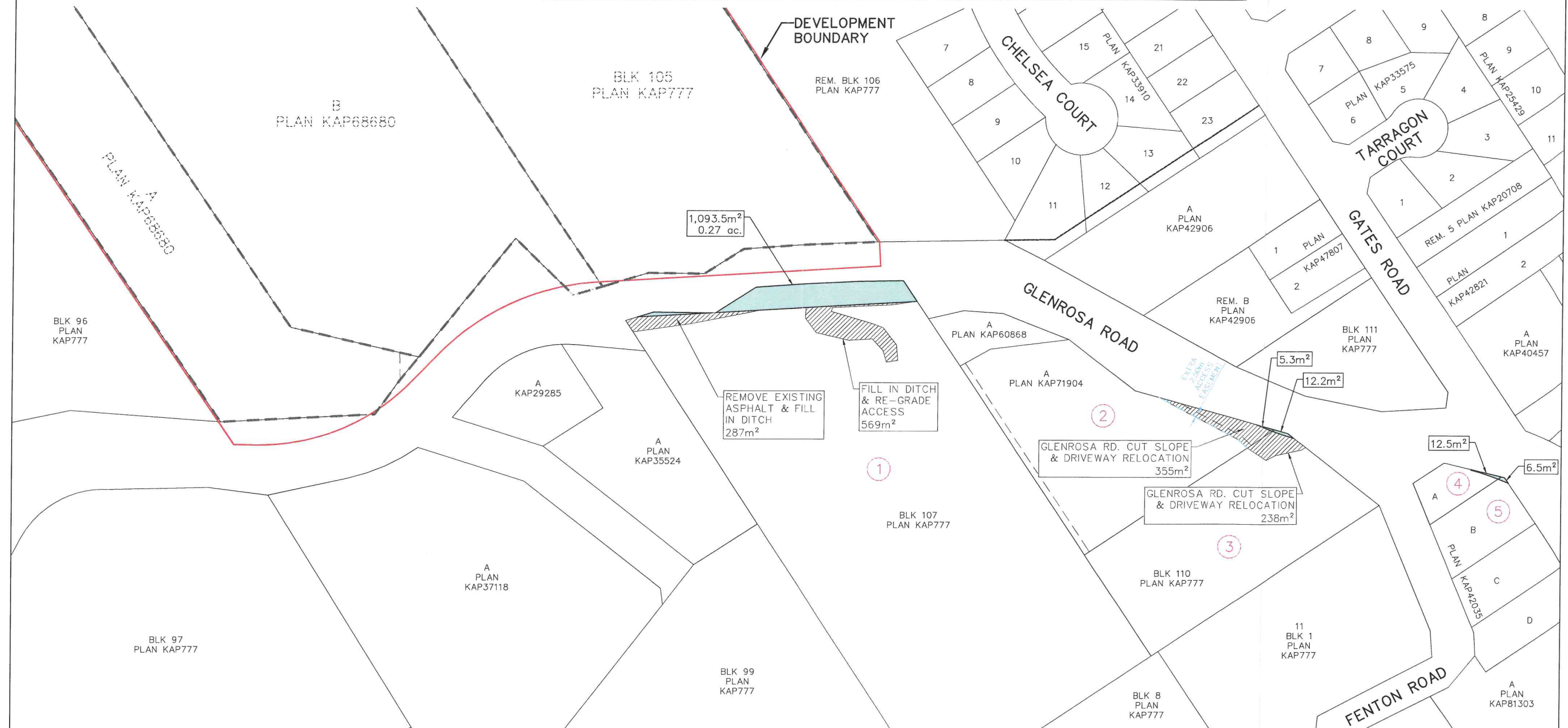
EX PARCEL BOUNDARY

DEVELOPMENT BOUNDARY

PROPOSED LAND ACQUISITION FOR ROAD DEDICATION

PROPOSED LIMIT OF DISTURBANCE

No.	OWNERS/CONTACT	PARCEL	AREA	DESCRIPTION
1	ZOLTAN MAJOROS / 250-769-6366 zollmajoros@gmail.com	BLK 107 PLAN KAP777 3275 GLENROSA ROAD	856m ²	LIMIT OF DISTURBANCE
2			1,093.5m ²	LAND ACQUISITION FOR ROAD DEDICATION
2	AGENT: RUSTY ENSIGN 250-469-3675 rusty@ensignbros.com	LOT A PLAN KAP71904 3255 GLENROSA ROAD	355m ²	LIMIT OF DISTURBANCE
3			5.3m ²	LAND ACQUISITION FOR ROAD DEDICATION
3	ROBERT & DEBRA QUIST 250-870-7366 excelsundecks@gmail.com	BLK 110 PLAN KAP777 3235 GLENROSA ROAD	238m ²	LIMIT OF DISTURBANCE
4			12.2m ²	LAND ACQUISITION FOR ROAD DEDICATION
4	BC TELEPHONE Co. / ROBERT KATES 778-874-8066 Robert.Kates@telus.com	LOT A PLAN KAP42035 3205 GLENROSA ROAD	17.4m ²	LAND ACQUISITION FOR ROAD DEDICATION
5	TY & MELISSA HUOT 250-469-2811 ty.huot@tygoconstruction.ca	LOT B PLAN KAP42035 3410 GATES ROAD	6.5m ²	LAND ACQUISITION FOR ROAD DEDICATION



LEGEND			
CABLE TV	⌋	CAP	○ SAN#
GAS	■	CATCH BASIN	○ SAN#
SAN. SEWER	∇	ELECTRIC BOX	○ STM#
STORM SEWER	⊕	HYDRANT	○ STM#
U.G. ELECTRICAL	⊗	VALVE	● STM#
U.G. TELEPHONE	⊗	LAMP STANDARD	□
WATER	⊗		□
			□

[illegible]

DAVID K.Y. MORI, P.ENG.

DRAWN	LVZ
DESIGN	P.A.C.E.
APPROVED	D.K.Y.M.
DATE	JULY 2020
SCALE	1:1,000

D.E. Pilling & ASSOC.
CONSULTING ENGINEERING

UPPER GLENROSA/SALMON ROAD
BEREZAN MANAGEMENT (GLENROSA) LTD.

LAND ACQUISITION PLAN

#200-540 Graves Avenue, Kelowna, B.C. V1Y 4Y7
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DRAWING NO.	2463-P4
REV. NO.	0