
**CITY OF KELOWNA
MEMORANDUM**

DATE: March 23, 2009

TO: City Manager

FROM: Community Sustainability Division

APPLICATION NO. Z08-0032

OWNER: Parminder S. Hans

AT: 890 Kitch Road

APPLICANT: Protech Consultants Ltd.

PURPOSE: TO REZONE FROM THE RU1 - LARGE LOT HOUSING ZONE TO THE RU6 - TWO DWELLING HOUSING ZONE TO ALLOW CONSTRUCTION OF A DUPLEX ON EACH OF TWO LOTS PROPOSED TO BE CREATED BY SUBDIVISION.

OCP DESIGNATION: S2RES – Single/Two Unit Residential

EXISTING ZONE: RU1 – Large Lot Housing Zone

PROPOSED ZONE: RU6 – Two Dwelling Housing Zone

REPORT PREPARED BY: BIRTE DECLOUX

1.0 RECOMMENDATION

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Zone Amending Bylaw No. 10017 (Z08-0032) (Protech Consultants Ltd) – Lot 14 Section 22 Township 26 Osoyoos Division Yale District Plan 19576, located at 890 Kitch Road, Kelowna, B.C. to be rezoned from the RU1 – Large Lot Housing Zone to the RU6 – Two Dwelling Housing Zone be extended from January 8, 2009 to July 8, 2009.

2.0 SUMMARY

The above noted development application was originally considered at a Public Hearing by Council on July 8, 2008.

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.



By-Law No. 10017 received second and third readings on July 8, 2008, 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 the servicing issues.

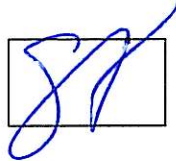
This project remains unchanged and is the same in all respects as originally applied for.

The Land Use Management Department recommends Council consider the request for an extension favourably.



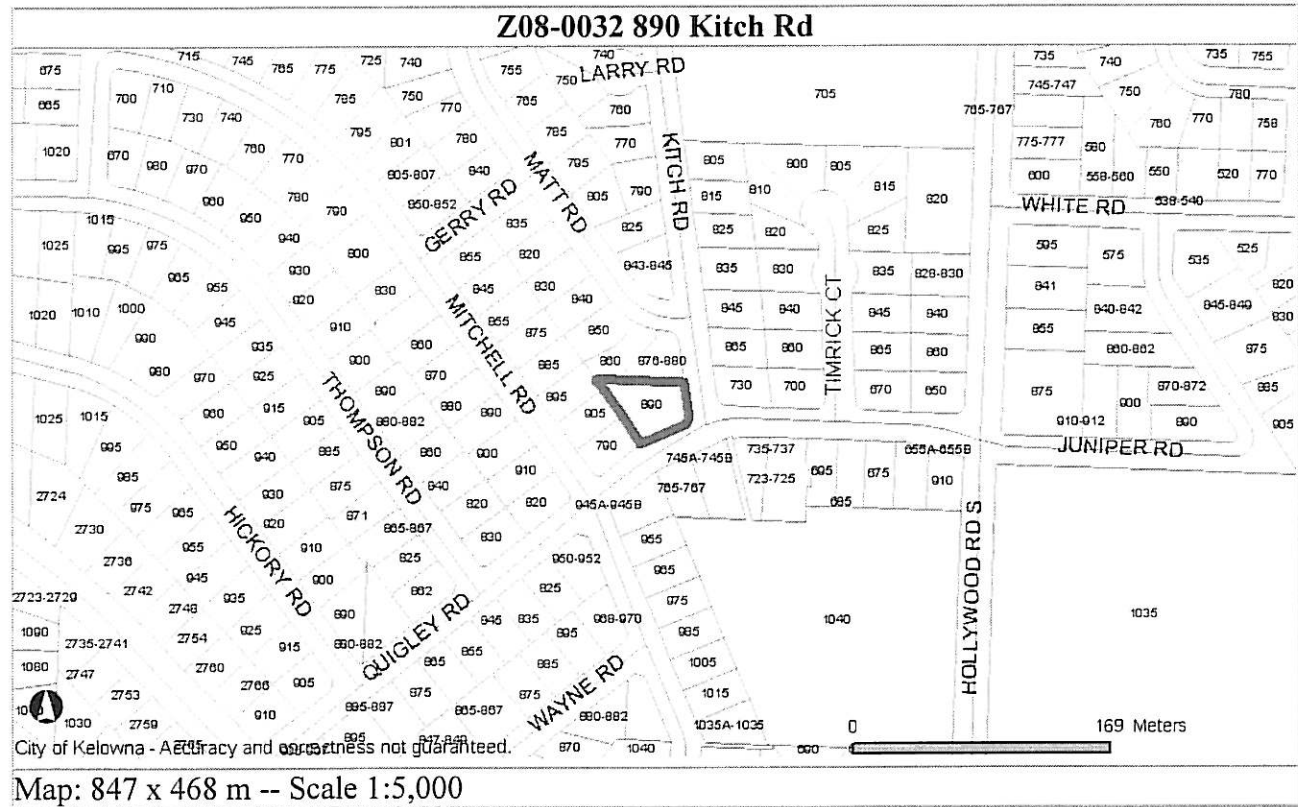
Danielle Noble
Urban Land Use Manager

Approved for Inclusion
Shelley Gambacort
Director of Land Use Management



BD/jgl





This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.