

Memo



Date: January 8, 2010

To: City Manager

From: Community Sustainability Division

File No.: Z08-0069

Applicant: Protech Consultants Ltd. (Grant Maddock)

Owner: 0709128 BC Ltd. (Stan Pridham)

At: 128 & 158 Penno Road

Purpose: To rezone the subject properties from the RR3 - Rural Residential 3 zone to the I2 - General Industrial Zone to allow for the construction of a 2 storey industrial building.

Existing Zone: RR3 - Rural Residential 3

Proposed Zone: I2 - General Industrial Zone

Report Prepared By: Luke Turri

1 RECOMMENDATION

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Zone Amending Bylaw No. 10095 (Z08-0069 – 0709128 BC Ltd. (Stan Pridham) - 128 & 158 Penno Road) be extended from November 3, 2009 to November 3, 2010.

2 SUMMARY

The above noted development application was originally considered at a Public Hearing by Council on October 28, 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.

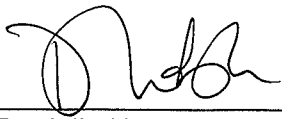
Section 2.10.2 of the Procedure Bylaw makes provision for Council to consider an extension to an amending bylaw for up to 6 months beyond the 12 months deadline as stated in Section 2.10.1.

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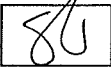
By-Law No. 9761 received second and third readings on November 3, 2008, after the Public Hearing held on the same date. The applicant wishes to have this application remain open for an additional six months in order to have more time to assess market conditions.

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

LT/hb

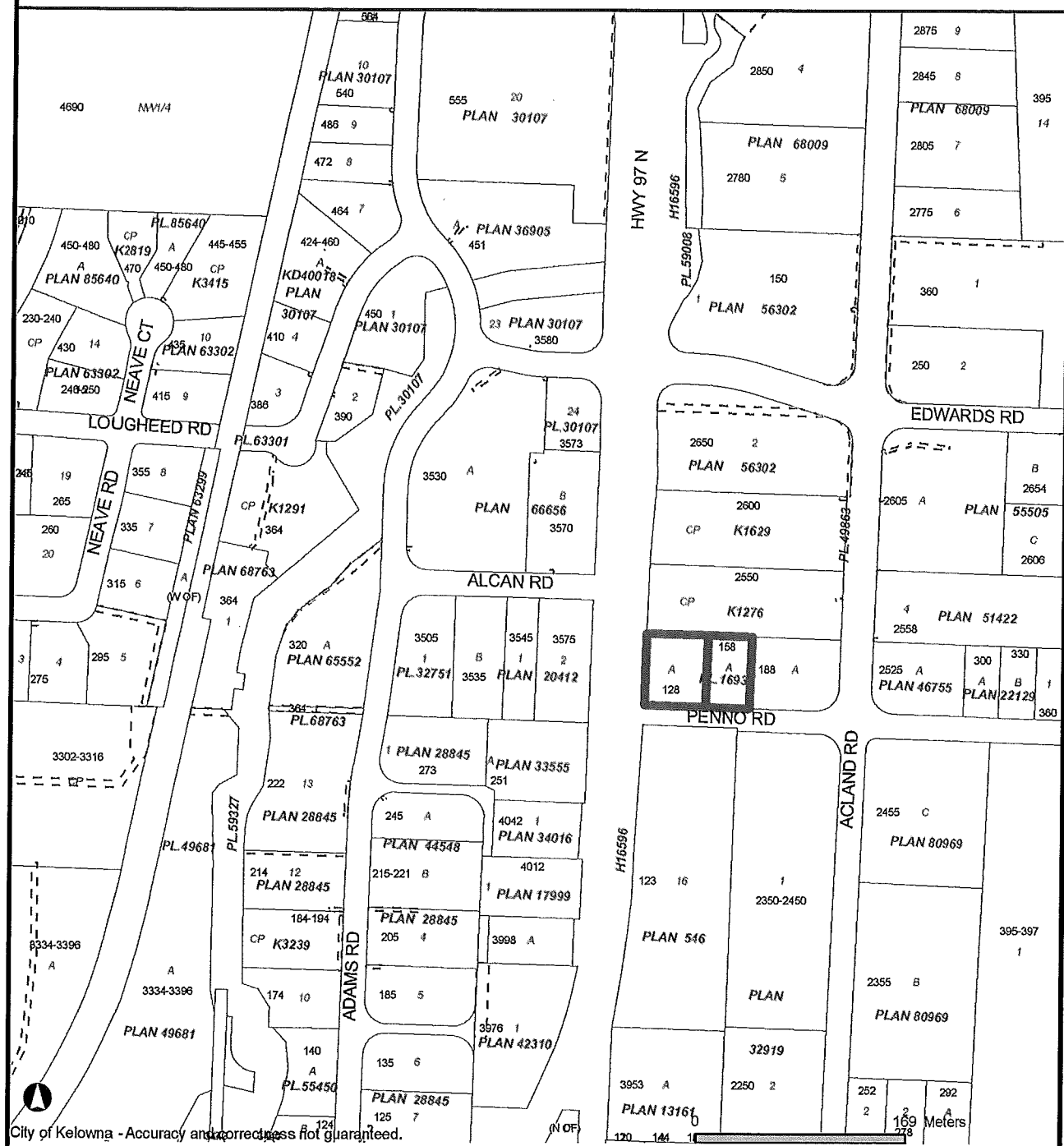
ADDRESS

Z08-0069

DP08-0176



Subject Property



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 847 x 913 m -- Scale 1:5,000

2008-07-17

Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.