

Memo



Date: February 18, 2010
To: City Manager
From: Community Sustainability Division
File No.: Z07-0046
Applicant: EIDSE BUILDERS (GARY TEBBUTT)
Owner: TERRY & JOAN RAISANEN
At: 1975 Kane Road
Purpose: TO EXTEND COUNCIL APPROVAL OF THE ZONE AMENDING BYLAW FOR AN ADDITIONAL SIX (6) MONTHS EXTENSION
Existing Zone: A1 - AGRICULTURE 1
Proposed Zone: RM5 - MEDIUM DENSITY MULTIPLE HOUSING

Report Prepared By: Danielle Noble

1 RECOMMENDATION

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Zone Amending Bylaw No. 9886, (Z07-0046, Eidse Builders - Gary Tebutt), for Lot B, Plan 22004, Sec. 33, Twp. 26, ODYD, located on 1975 Kane Road, Kelowna, BC be extended from November 27, 2009 to May 27, 2010.

2 SUMMARY

The applicant has a zone amending bylaw at 3rd reading to rezone the subject property from the A1 - Agriculture 1 zone to the RM5 - Medium Density Multiple Housing zone to allow for the construction of a 4 storey, 123 unit multi-family development. The development application was originally considered at a Public Hearing by Council on November 27, 2007.

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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Bylaw No. 9886 received second and third readings on November 27, 2007 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 additional time to address requirements of the Development Engineering Department and Glenmore Ellison Irrigation District. This project remains unchanged and is the same in all respects as originally applied for.

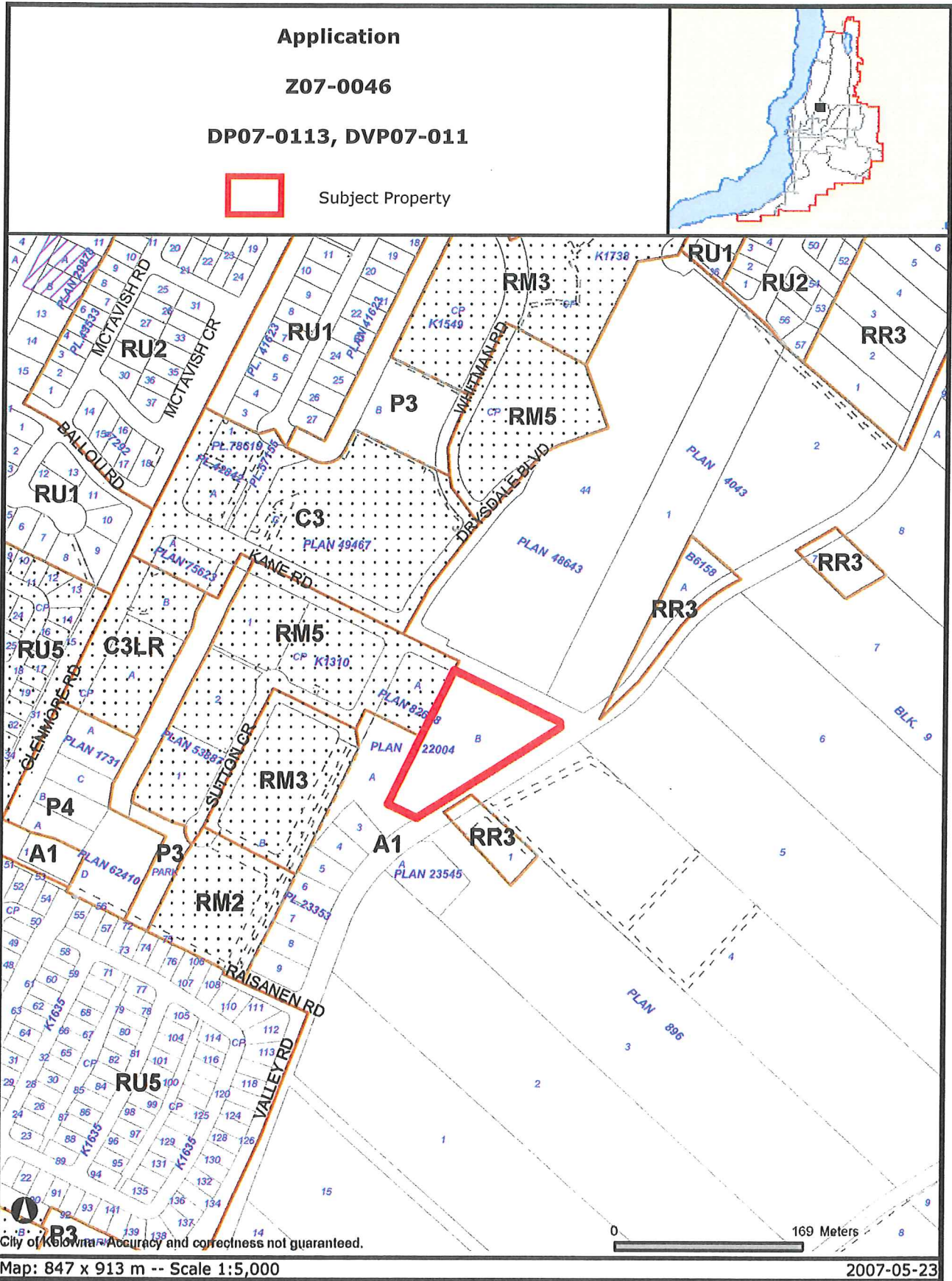
The Land Use Management Department recommends Council consider the request for an extension favourably.



Danielle Noble
Urban Land Use Manager

Approved for inclusion: 
Shelley Gambacort
Director of Land Use Management

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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.