

Memo



Date: June 30, 2010
To: City Manager
From: Community Sustainability Division
File No: OCP06-0010 / Z06-0033 **Applicant:** Rutland Seventh Day Adventist Church
At: 1215 Highway 33 W. **Owner(s):** Seventh Day Adventist Church (BC Conference)

Purpose: To extend Council approval for the adoption of the OCP Amendment application to change the Future Land Use designation from Single/Two Unit Residential to Education/Major Institutional designation proposed;

To extend Council approval for the adoption of the Zone Amendment application from RU1-Large Lot Housing zone to P2-Education and Minor Institutional zone in order that the existing building can be used for church associated uses and existing and proposed OCP designations

Existing Zone: RU1 - Large Lot Housing zone

Proposed Zone: P2 - Education and Minor Institutional zone

Report Prepared by: Paul McVey

1.0 RECOMMENDATION:

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of OCP Amending Bylaw No. 9928 (OCP06-0010) - Highway 33 - Lot B, Sec. 22, Twp. 26, O.D.Y.D., Plan 12600, Exc. Plan 39705 and Zone Amending Bylaw No. 9929 (Z06-0033) - Seventh Day Adventist Church (British Columbia Conference) / Rutland Seventh-Day Adventist Church - Lot B, Sec. 22, Twp. 26, O.D.Y.D., Plan 12600, Exc. Plan 39705 be extended from March 4, 2010 to September 4, 2010;

AND THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of OCP Amending Bylaw No. 9928 (OCP06-0010) - Highway 33 - Lot B, Sec. 22, Twp. 26, O.D.Y.D., Plan 12600, Exc. Plan 39705 and Zone Amending Bylaw No. 9929 (Z06-0033) - Seventh Day Adventist Church (British Columbia Conference) / Rutland Seventh-Day Adventist Church - Lot B, Sec. 22, Twp. 26, O.D.Y.D., Plan 12600, Exc. Plan 39705 be extended from September 4, 2010 to March 4, 2011.

2.0 SUMMARY:

The above noted development application was originally considered at a Public Hearing by Council on March 4, 2008.

Section 2.10.1 of Procedure Bylaw No. 8140 states that:

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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.

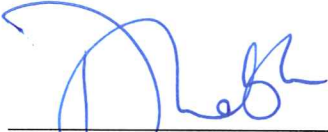
Section 2.10.2 of the Procedure Bylaw makes provision for Council to consider an extension to an amending bylaw for up to 6 months beyond the 12 months deadline as stated in Section 2.10.1.

The applicant has made this OCP Amendment application to change the future land use designation of the subject property from the "Multiple Unit Residential - Low Density" designation to the proposed "Education / Major Institutional" designation. Accordingly, a Rezoning application to change the zoning from RU1 - Large Lot Housing to P2 - Education and Minor Institutional zone" to allow the property to be used for church associated uses is under consideration.

The applicant wishes to have this application remain open for a period of one (1) year in order to provide more time to resolve the outstanding servicing and Ministry of Transportation and Infrastructure site access 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
Manager, Urban Land Use

Approved for inclusion:



Shelley Gambacort
Director, Land Use Management

SUBJECT PROPERTY MAP

