

Memo



Date: December 17, 2010

To: City Manager

From: Land Use Management, Community Sustainability

Application: Z07-0054

Owner: Roger Bhullar

Address: 495 Keithley Road

Applicant: Roger Bhullar

Subject: Rezoning extension

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU6 - Two Dwelling Housing

1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 8140 the deadline for the adoption of Zone Amending Bylaw No. 9871 (Z07-0054, 495 Keithley Rd, R. Bhullar) be extended from October 30, 2010 to April 30, 2011.

2.0 Purpose

To rezone the subject property from the RU1 - Large Lot Housing zone to the RU6 - Two Dwelling Housing zone in order to allow for the construction of a second single-family dwelling.

3.0 Land Use Management


The above noted development application was originally considered at a Public Hearing by Council on October 30, 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.

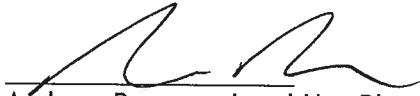
Section 2.10.2 of the Procedure Bylaw makes provision for Council to consider an extension to an amending bylaw for up to 6 months beyond the 12 months deadline as stated in Section 2.10.1.

By-Law No. 9871 received second and third readings on October 30, 2007, after the Public Hearing held on the same date. The applicant wishes to have this application remain open in order to arrange finances for outstanding development engineering and servicing requirements. 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.

Report prepared by:



Andrew Browne, Land Use Planner

Reviewed by:



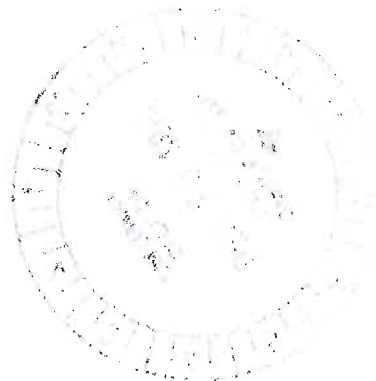
Danielle Noble Manager, Urban Land Use Management

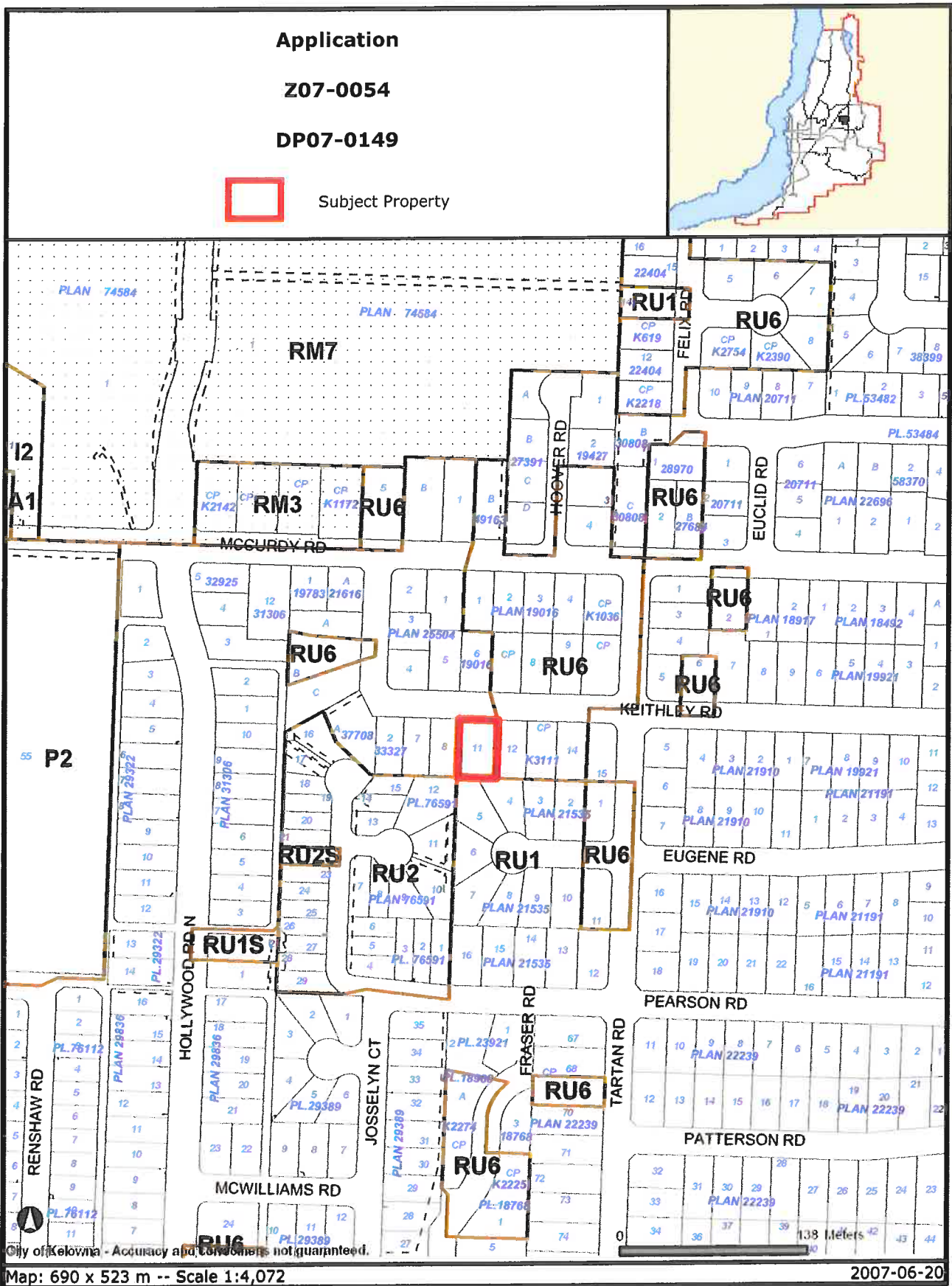
Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

AB/th





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.