

Memo



Date: March 10, 2011

To: City Manager

From: Land Use Management, Community Sustainability

Application: OCP06-0010 / Z06-0033

Owner: Rutland Seventh Day Adventist Church

Address: 1215 Highway 33 W.

Applicant: Rutland Seventh Day Adventist Church

Subject: Extension Request

Existing Zone: RU1 - Large Lot Housing zone

Proposed Zone: P2 - Education and Minor Institutional zone

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) and Zone Amending Bylaw No. 9929 (Z06-0033) - Seventh Day Adventist Church (British Columbia Conference) / Rutland Seventh-Day Adventist Church be extended from March 4, 2011 to September 4, 2011.

2.0 Purpose

To rezone the subject property from the RU1 - Large Lot Housing zone to the P2 - Education and Minor Institutional zone in order that the existing building can be used for church associated uses (community outreach).

3.0 Land Use Management

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:

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.

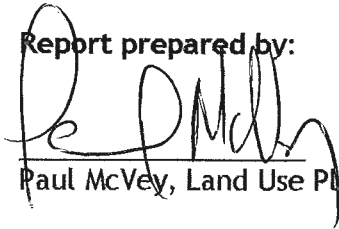
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Section 2.10.2 of the Procedure Bylaw makes provision for Council to consider an extension to an amending bylaw for up to 6 months beyond the 12 months deadline as stated in Section 2.10.1.

By-Law Nos. 9928 & 9929 received second and third readings on March 4, 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 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 this extension favourably; however, as the Ministry of Transportation issues have remained unresolved for the past 3 years, this will be the final extension request that staff will support.

Report prepared by:



Paul McVey, Land Use Planner

Reviewed by:



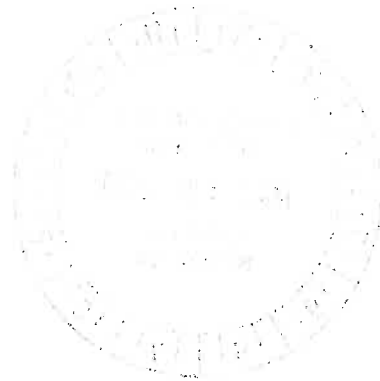
Danielle Noble, Manager, Urban Land Use Management

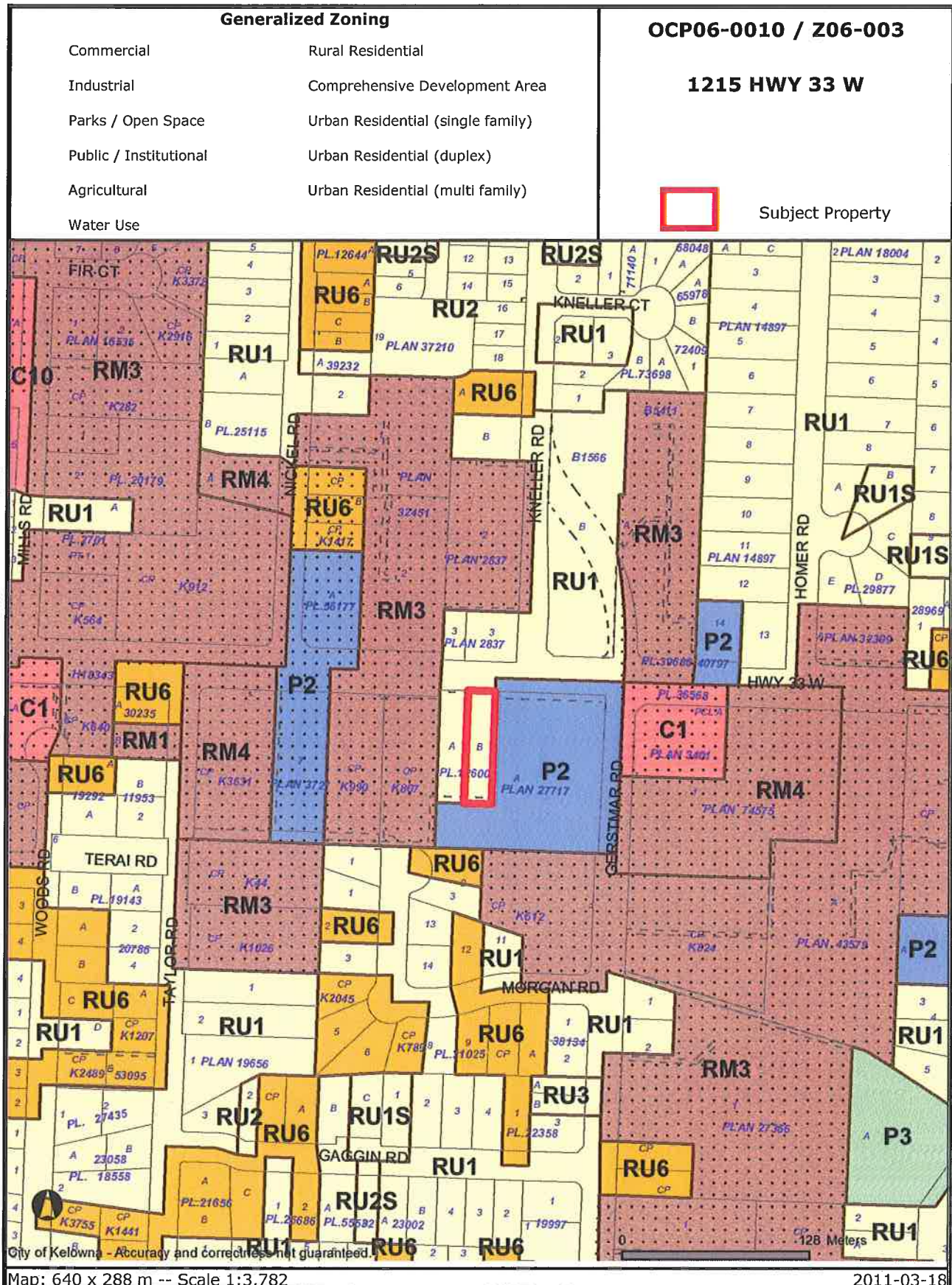
Approved for Inclusion:



Shelley Gambacort, Director, Land Use Management

hb





*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.*

SUBJECT PROPERTY MAP

