## Memo

Date:

April 4, 2011

To:

City Manager

From:

Land Use Management, Community Sustainability

Application: Z08-0012

Owner:

703941 BC Ltd

Address:

3665 McCulloch Road

**Applicant:** 

Hangingstone Properties /

City of

Kelowna

Robert Bennett

Subject:

Rezoning extension

**Existing Zone:** 

A1 - Agriculture 1 & RR3 - Rural Residential

Proposed Zone:

RR3- Rural Residential 3

## 1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 8140, the deadline for the adoption of Zone Amending Bylaw No. 9998 (Z08-0012, Lot 85, Sec. 3, Twp 26, ODYD, Plan 1247), be extended from November 27, 2010 to May 27, 2011.

## 2.0 **Purpose**

To rezone the subject property from the A1 - Agriculture 1 & RR3 - Rural Residential zone to the RR3- Rural Residential 3 zone in order to permit to facilitate a four lot single family residential subdivision.

## 3.0 Land Use Management

The above noted development application was originally considered at a Public Hearing by Council on May 27, 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.

By-Law No. 9998 received second and third readings on May 27, 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 complete the legal subdivision of land (physical works including road cul-de-sac have already been installed). The applicant expects to ask for final adoption of the zone amending bylaw in short order. 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

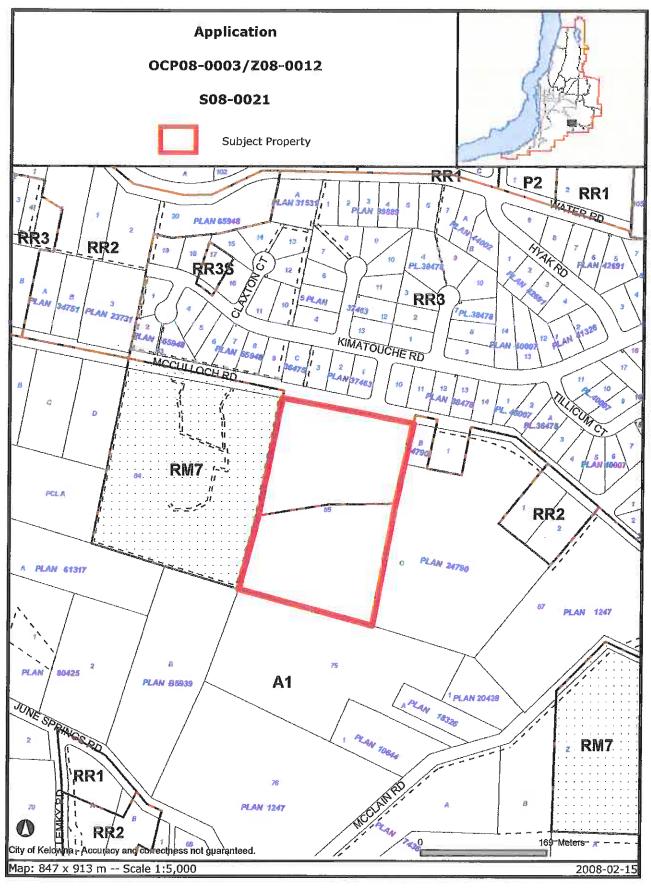
Reviewed by:

Danielle Noble, Manager, Urban Land Use Management

Approved for Inclusion:

Shelley Gambacort, Director, Land Use Management

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.