Memo

Date:

August 3, 2011

To:

City Manager

From:

Land Use Management, Community Sustainability (PMc)

Application: Z10-0034

Owner:

Richard H. & Debra A. Horner

City of

Kelowna

Address:

1820 Ivans Avenue

Applicant:

Richard H. & Debra A. Horner

Subject:

Rezoning extension

Existing Zone:

RU2 - Medium Lot Housing zone

Proposed Zone:

RU2s- Medium Lot Housing with a secondary suite zone

1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Zone Amending Bylaw No. 10382 (Z10-0034, Richard H. & Debra A. Horner, 1820 Ivans Avenue), be extended from August 10, 2011 to February 10, 2012.

2.0 **Purpose**

To rezone the subject property from the RU2 - Medium Lot Housing zone to the RU2s- Medium Lot Housing with a secondary suite zone in order to construct a secondary suite within a single family dwelling.

3.0 Land Use Management

The above noted development application was originally considered at a Public Hearing by Council on August 10, 2010.

Section 2.12.2 of Procedure Bylaw No. 10540 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 2.12.2 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 2.12.2.



By-Law No. 10382 received second and third readings on August 10, 2010 after the Public Hearing held on the same date. The applicant wishes to have this application remain open for an additional six months. 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:

Paul McVey, Land Use Planner

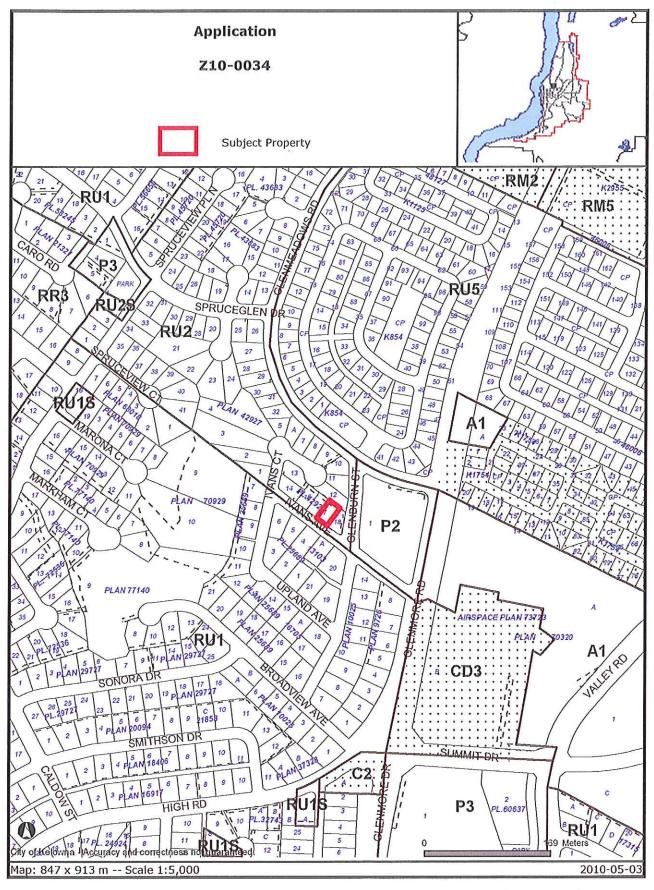
Reviewed by:

Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:

Shelley Gambacort, Director, 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.