

Memo



Date: August 17, 2011
To: City Manager
From: Community Sustainability Division (BD)
File No: Z10-0039 **Applicant:** Axel Hilmer Planning Consultant
At: 721 Renshaw Rd. **Owner(s):** Hardeep and Jarnail Goraya
Purpose: Extension Report
Existing Zone: RU1 - Large Lot Housing zone
Proposed Zone: RU1s- Large 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. 10372 (Z10-0039, Axel Hilmer Planning Consultant, 721 Renshaw Road), be extended from July 27, 2011 to January 27, 2012.

2.0 Purpose

To rezone the subject property from RU1 - Large Lot Housing zone to the RU1s -Large Lot Housing with a secondary suite zone to legalize 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 July 27, 2010.

Section 2.10.1 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 2.10.2 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. 10372 received second and third readings on July 27, 2010 after the Public Hearing held on the same date. The applicant wishes to have this application remain open for an additional six months to secure final occupancy of their building permit to qualify for final

adoption. This project remains unchanged and is the same in all respects as originally applied for.

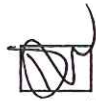
The Land Use Management Department would like to note that there will be no further extension requests with regards to this application but recommends Council consider this request for an extension favourably.

Report prepared by:



Birte Decloux, Land Use Planner

Reviewed by:



Danielle Noble, Manager, Urban Land Use Management

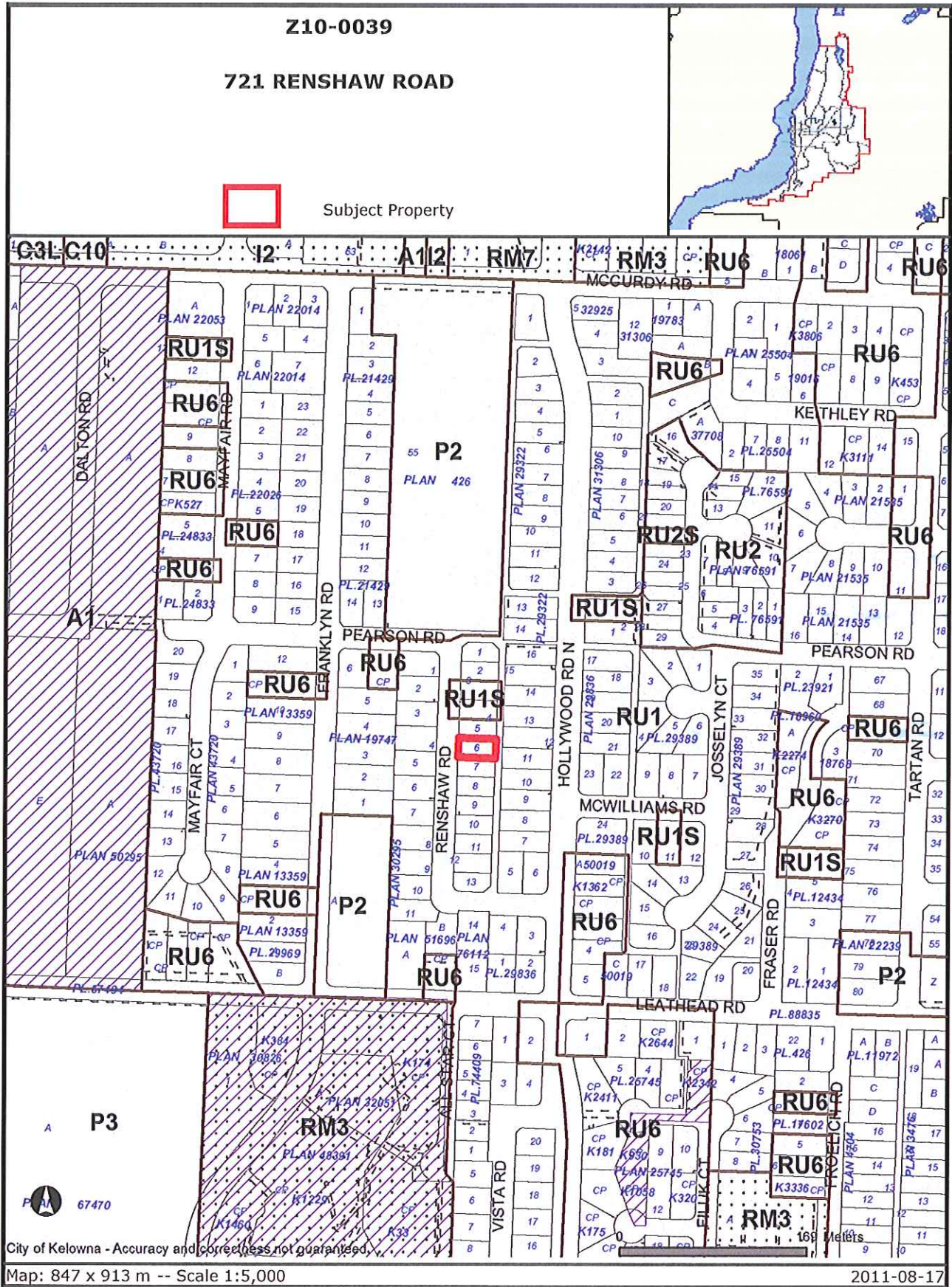
Approved for Inclusion:



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.