

REPORT TO COUNCIL



Date: November 28, 2011

To: City Manager

From: Land Use Management, Community Sustainability (BD)

Application: Z10-0055 **Owner:** Singla Bros. Holdings Ltd.
(Bhushan Singla)

Address: 875 Hollywood Road S. **Applicant:** Singla Bros. Holdings Ltd.
(Bhushan Singla)

Subject: Rezoning Extension

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: RU1s - Large Lot Housing with Secondary Suite
RU6 - Two Dwelling Housing

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Amending Bylaw No. 10407, Z10-0055 Lot 12, Section 23, Township 26 ODYD Plan 16489 except Plan 19430 located at Hollywood Road South, Kelowna, BC be extended from September 21, 2011 to March 21, 2012.

1.0 Land Use Management

The above noted development application was originally considered at a Public Hearing by Council on September 21, 2010.

The Applicant is planning to subdivide the subject property to create three RU1s lots and one RU6 lot for a total of four lots. In order to maximize the potential of the site, this rezoning application seeks to allow two dwelling units on each of the lots, as follows:

1. Proposed Lots A, B, and C: RU1 to RU1s, allowing one principal and one secondary dwelling unit on each lot;
2. Proposed Lot D: RU1 to RU6, allowing two principal dwellings.

Section 2.12.1 of Procedure Bylaw No. 10540 states that:

In the event that an application made pursuant to this bylaw is one (1) year old or older and has been inactive for a period of six (6) months or greater:

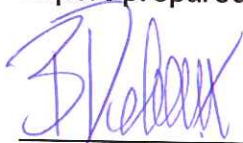
- a) The application will be deemed to be abandoned and the applicant will be notified in writing that the file will be closed;
- b) Any bylaw that has not received final adoption will be of no force and effect;
- c) In the case of an amendment application, the City Clerk will place on the agenda of a meeting of Council a motion to rescind all readings of the bylaw associated with that Amendment 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.

By-Law No.10407 received second and third readings on September 21, 2010 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 secure the finance costs to meet site 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:



Birte Decloux, Land Use Planner

Reviewed by:



Danielle Noble, Manager, Urban Land Use Management

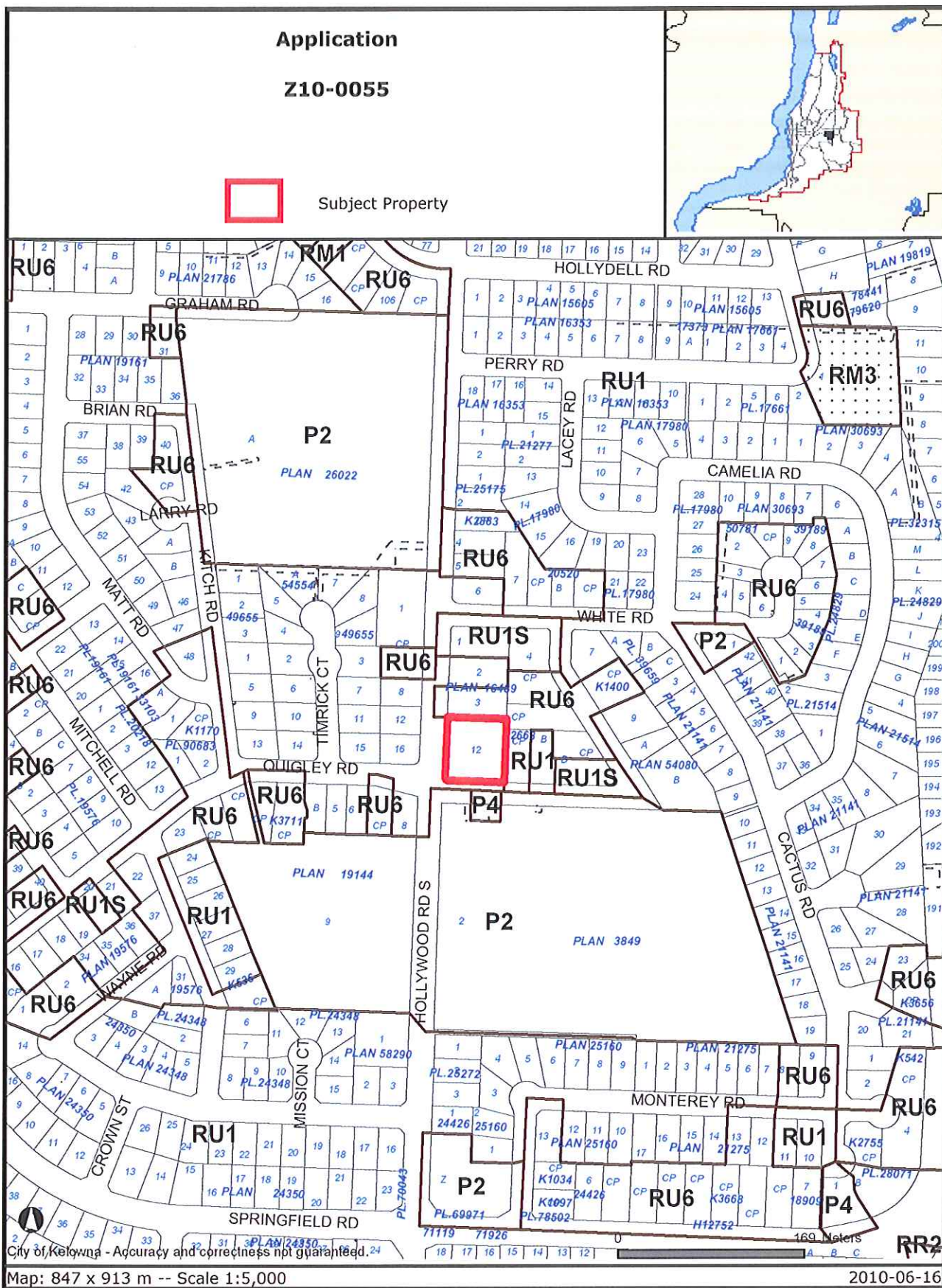
Approved for Inclusion:



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.