REPORT TO COUNCIL



Date:

February 3, 2012

To:

City Manager

From:

Land Use Management, Community Sustainability (LT)

Application: Z08-0071

Owner:

Bill Bonn

Address:

543 South Crest Drive

Applicant:

Tysen Properties

Subject:

Rezoning Extension

Existing Zone:

RU1 - Large Lot Housing

Proposed Zone:

RU2(h) - Medium Lot Housing (Hillside Area)

RU6 - Two Dwelling Housing

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Amending Bylaw 10291 (Z08-0071, Tysen Properties, 543 South Crest Drive), be extended from March 9, 2012 to September 9, 2012.

1.0 Land Use Management

The applicant applied for an application to rezone the subject property from the RU1 - Large Lot Housing zone to the RU2(h) - Medium Lot Housing (Hillside Area) and the RU6 - Two Dwelling Housing zone in order to create ten (10) residential lots.

The above noted development application was originally considered at a Public Hearing by Council on March 9, 2010.

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.

Bylaw No. 10291 received second and third readings on March 9, 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 allow for more favourable market conditions. 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:

Luke Turri, Land Use Planner

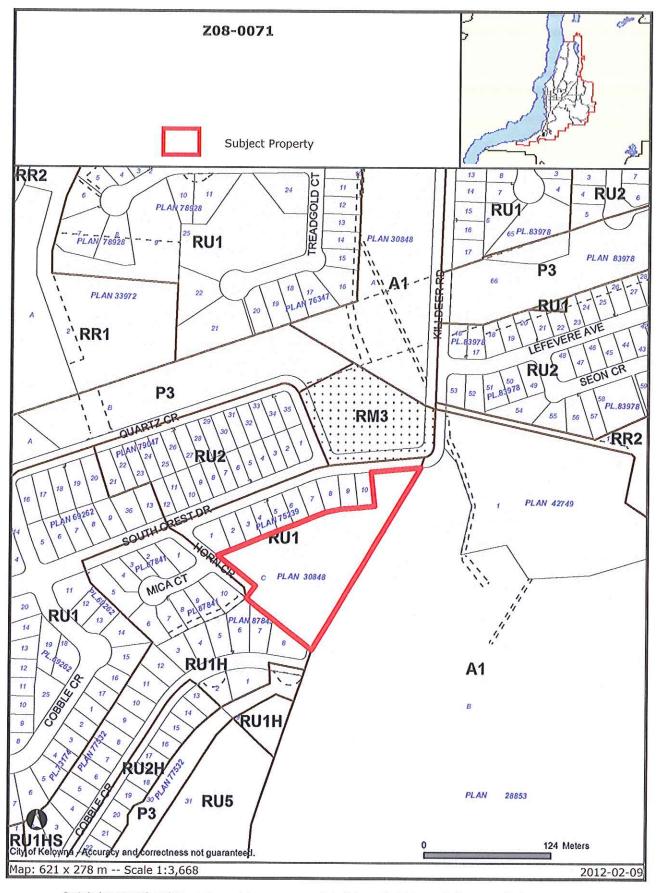
Reviewed by:

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.