

REPORT TO COUNCIL



Date: July 11, 2012
To: City Manager
From: Land Use Management, Community Sustainability (BD)
Application: Z11-0025 **Owners:** Christopher Fehr
Address: 2857 East Kelowna Road **Applicant:** Christopher Fehr & Ian McClellan
Subject: Rezoning Application Extension
Existing Zone: A1 - Agriculture 1
Proposed Zone: A1s - Agricultural 1 with Secondary Suite

1.0 Recommendation

THAT in accordance with Development Application Procedures Bylaw No. 10540, the deadline for the adoption of Amending Bylaw No. 10055 Parcel A (DD145723F & Plan B6784) of Lot 25 Section 16 Township 26 ODYD Plan 187, located at 2857 East Kelowna Road, Kelowna, BC be extended from July 12, 2012 to January 12, 2013.

2.0 Purpose

The applicant proposes an extension for the project to rezone the subject property from the A1 - Agriculture 1 zone to the A1s - Agricultural 1 with Secondary Suite zone in order to legalize an existing secondary suite within an accessory building.

3.0 Land Use Management

The above noted development application was originally considered at a Public Hearing by Council on July 12, 2011.

The applicant wishes to rezone the subject property from the A1 - Agriculture 1 zone to the A1s - Agriculture 1 with Secondary Suite zone to allow a basement suite to be constructed within the existing dwelling.

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:

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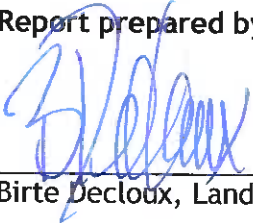
- a) The application will be deemed to be abandoned and the applicant will be notified in writing that the file will be closed;
- b) Any bylaw that has not received final adoption will be of no force and effect;
- c) In the case of an amendment application, the City Clerk will place on the agenda of 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. 10055 received second and third readings on July 12, 2011 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:



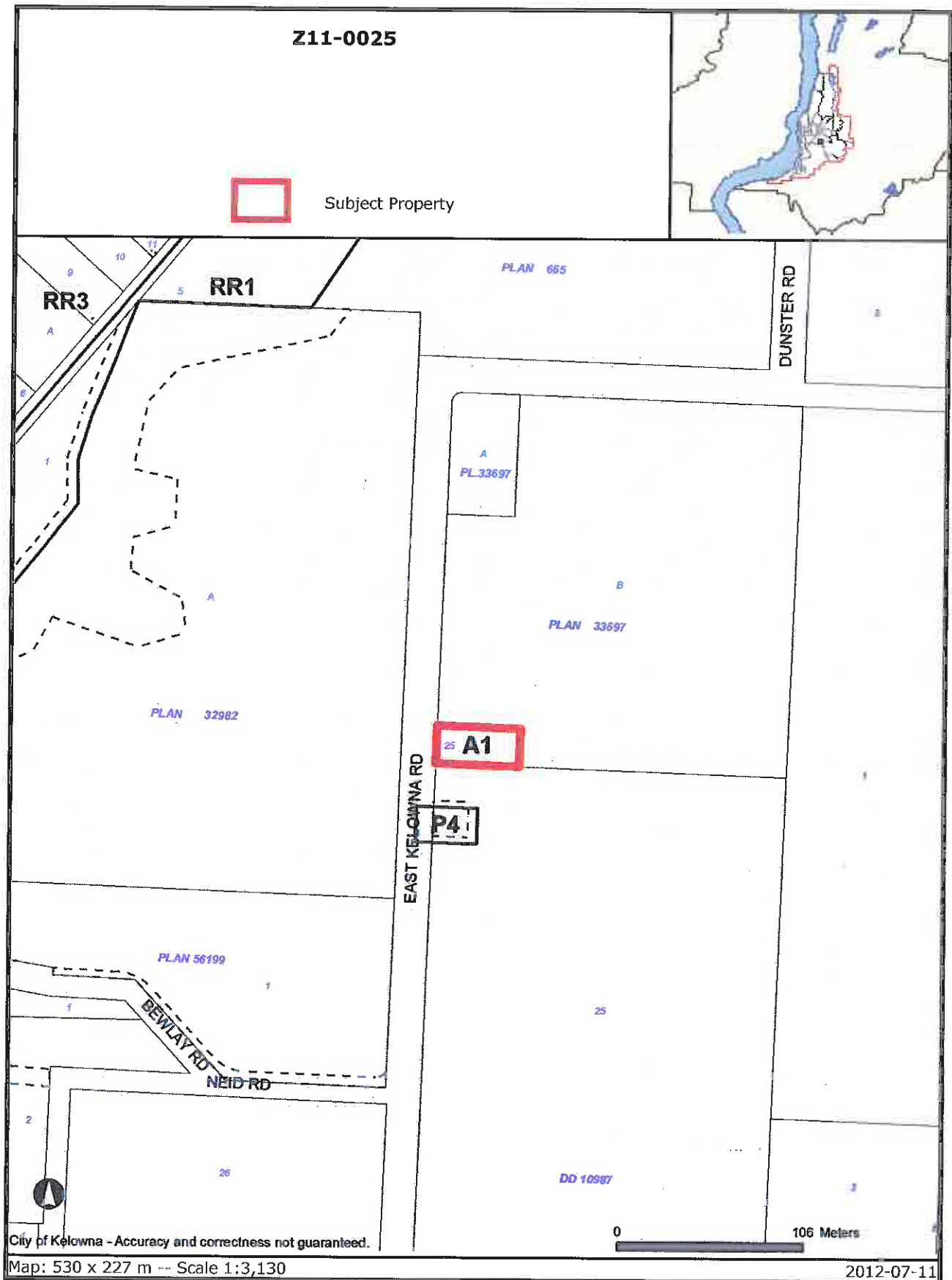
Danielle Noble, Manager, Urban Land Use Management

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.