

TITLE: FIRST EXTENSION—CONDITIONAL USE 417 – 9 TH STREET OWNER: RENAISSANCE STATION INC. APPLICANT: TYLER RICE OF TJR INVESTMENT HOLDINGS LTD		
MEETING DATE: September 7, 2022		Page 1 of 1
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Extension request letter B. Original Conditional Use Decision C. Original public hearing report	
PRESENTER: Bernice Leyeza, Community Planner	MANAGER: Ryan Nickel, Director of Planning & Buildings	

RECOMMENDATIONS:

That the approval deadline of Conditional Use Decision C-05-17 be extended to August 18, 2023.

BACKGROUND:

The applicant, Tyler Rice of TJR Investment Holdings Ltd, on behalf of the property owner, Renaissance Station Inc., is requesting a deadline extension to Conditional Use Decision C-05-17 to allow for an unimproved surface lot parking facility for a property located at 417 – 9th Street in the Downtown Mixed Use (DMU) Zone.

ANALYSIS:

The applicant has already applied for a development permit on June 13th, 2022 but has not successfully acquired engineered drawings and contractor to develop the site before the Conditional Use Order's expiry date of August 18, 2022. The applicant submitted the first extension request (Attachment A) to the Planning & Buildings Department on August 16, 2022.

LEGISLATIVE REQUIREMENTS:

Subsection 110(1) of The Planning Act states that conditional use decisions expire and cease to have any effect if not acted upon within 12 months of the date of the decision. However, Subsection 110(2) of The Planning Act allows the Planning Commission to extend the deadline under for an additional period not longer than 12 months if an application is received before the original deadline, or a second 12-month period if an application is received before the first extension deadline. The Planning & Buildings Department received the request prior to the original deadline.