

**CITY OF KELOWNA**

**AGENDA**

**PUBLIC HEARING**

**TUESDAY, NOVEMBER 13, 2001 – COUNCIL CHAMBER –**

**CITY HALL – 1435 WATER STREET**

**7:00 P.M.**

CHAIRMAN WILL CALL THE HEARING TO ORDER:

1. (a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend Kelowna Zoning Bylaw No. 8000.
  - (b) All persons who believe that their interest in property is affected by the proposed bylaws shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws that are the subject of this hearing.
  - (c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public and are available for inspection during the course of this hearing. The materials are located on the information table located in the foyer of the Council Chamber.
  - (d) Council debate on the proposed bylaws will take place when they are considered by Council during the Regular Council meeting after the conclusion of this Hearing.
  - (e) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Public Hearing.
2. The City Clerk will provide information as to how the meeting was publicized.

3. INDIVIDUAL BYLAW SUBMISSIONS:

3.1 **BYLAW NO. 8743 (Zoning Bylaw Text Amendment No. 01-012)**

PURPOSE: To allow an undersized lot to be rezoned to add the “s” notation to the zone classification to permit a secondary suite, provided the lot was created before adoption of City of Kelowna Zoning Bylaw No. 8000 and the development complies with all other regulations of the Zoning Bylaw.

3.2 **BYLAW NO. 8744 (Z01-1039)**

LOCATION: 3265 O’Reilly Court  
LEGAL DESCRIPTION: Lot 11, Sec. 16, Twp. 26, O.D.Y.D., Plan 24733  
OWNER/APPLICANT: Johnathon and Michelle Demmers  
PRESENT ZONING: RR3 – Rural Residential 3  
REQUESTED ZONING: RR3s – Rural Residential 3 with Secondary Suite  
PURPOSE: To permit the continuing use of the secondary suite located in the basement of the single-family dwelling.

3.3 **BYLAW NO. 8745 (Z01-1041)**

LOCATION: 2238 Wilkinson Street  
LEGAL DESCRIPTION: Lot A, D.L. 136, O.D.Y.D., Plan KAP64648  
OWNER/APPLICANT: James Dickson  
PRESENT ZONING: RU2 – Medium Lot Housing  
REQUESTED ZONING: RU2s – Medium Lot Housing with Secondary Suite  
PURPOSE: To permit the development of a two-bedroom secondary suite in the basement of the existing single-family dwelling.

**The following two bylaws may be considered concurrently:**

3.4(a) **BYLAW NO. 8746 (Zoning Bylaw Text Amendment No. TA01-011)**

PURPOSE: Add the RU2h – Medium Lot Housing (Hillside Area) and RM2h – Low Density Row Housing (Hillside Area) zones which will permit medium lot single-family residential development and low density multi-family residential development on serviced lots in hillside areas. The recently endorsed Hillside Development Guidelines will apply to development in these newly created zones.

3.4(b) **BYLAW NO. 8747 (Z01-1048)**

<b><u>LOCATION:</u></b>	<b>South of South Ridge Drive</b>
<b><u>LEGAL DESCRIPTION:</u></b>	<b>Part of Lot A, D.L. 1688S, S.D.Y.D., Plan KAP68646 except Plan KAP68647</b>
<b><u>APPLICANT:</u></b>	369736 B.C. Ltd./Grant Gaucher
<b><u>OWNERS:</u></b>	369736 B.C. Ltd.; R 265 Enterprises Ltd.; Emil Anderson Construction Co. Ltd.; Gilmar Management Ltd.; and Gillen Investments Inc.
<b><u>PRESENT ZONING:</u></b>	RU1 – Large Lot Housing; RM2 – Low Density Row Housing; C2 – Neighbourhood Commercial; P3 – Parks and Open Space; and P4 - Utilities
<b><u>REQUESTED ZONING</u></b>	For the parts of the southern portion of Lot A currently zoned RU1 and RM2, rezone to RU1h – Large Lot Housing (Hillside area) and RM2h – Low Density Row Housing (Hillside Area). The parts of the southern portion of Lot A currently zoned C2, P3 and P4 will remain unchanged.
<b><u>PURPOSE:</u></b>	To permit the application of the Hillside Development Guidelines which incorporate alternative road and zoning bylaw standards including reduced road widths and building setbacks for hillside areas.

4. **PROCEDURE ON EACH BYLAW SUBMISSION:**

- (a) Brief description of the application by City Staff (Planning).
- (b) The Chairman will request that the City Clerk indicate all information, correspondence, petitions or reports received for the record.
- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes. Where appropriate, the applicant should have sufficient visual aids, e.g. schematics, sketches, etc. to describe the project to the Council and to the public in attendance.
- (d) The Chairman will call for representation from the public in attendance.
  - (i) The microphone at the podium has been provided for any person(s) wishing to make representation to the meeting.
  - (ii) The Chair will recognize ONLY speakers at podium.
  - (iii) Speakers are encouraged to limit their remarks to 5 minutes. However, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (e) Members of Council may ask questions of the applicant and/or City Staff in order to clarify details of the project, etc.
- (f) Final calls for representation.

5. **TERMINATION**