

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

TUESDAY, SEPTEMBER 17, 2002 – 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 Official Community Plan (1994 - 2013) Bylaw No. 7600 and 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. The correspondence and petitions received after August 30, 2002 (date of notification) are available for inspection during the course of this hearing and are located on the information table 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:

The two bylaws under Agenda Item 3.1 may be considered concurrently:

- 3.1 **LOCATION:** 2060 Summit Drive
LEGAL DESCRIPTION: Eastern Part of Lot 2, Sections 28 & 29, Township 26, ODYD, Plan KAP71444
APPLICANT: Emil Anderson Construction Ltd./Mike Jacobs
OWNER: Al Stober Construction Ltd.; Ermar Estates Ltd.; E & I Developments Ltd.; and Jabs Construction Ltd.
PURPOSE: To permit the development of a 12 lot-single family residential hillside subdivision.
- 3.1 (a) **BYLAW NO. 8892 (OCP02-0006)**
OFFICIAL COMMUNITY PLAN AMENDMENT: Change the Generalized Future Land Use designation from "Rural/Agricultural" to "Single/Two Unit Residential"
- 3.1 (b) **BYLAW NO. 8893 (Z02-1019)**
PRESENT ZONING: A1 – Agriculture
REQUESTED ZONING: RU1h – Large Lot Housing (Hillside Area)
- 3.2 **BYLAW NO. 8897 (Z02-1029)**
LOCATION: 1907 Abbott Street
LEGAL DESCRIPTION: Lot 28, Block 5, District Lot 14, ODYD, Plan 348 Except: (1) Sublot 1 on Plan B967 (2) Sublot 2 on Plan B1037 (3) Parts outlined Red on Plan B3957 and B4788
OWNER/APPLICANT: Barry & Sandra-Lee Domes
PRESENT ZONING: RU1 – Large Lot Housing
REQUESTED ZONING: RU1s – Large Lot Housing with Secondary Suite
PURPOSE: To permit the construction of a two-storey, two-car garage with one-bedroom suite on the second floor. As the property is located in the Abbott Marshall Street Heritage Conservation Area, a Heritage Alteration Permit will control the form and character of the building.
- 3.3 **BYLAW NO. 8898 (Z02-1030)**
LOCATION: 255 Mail Road
LEGAL DESCRIPTION: Lot A, Section 3, Township 23, ODYD, Plan 21032
APPLICANT: Marlin & Shanny Toews
OWNER: Jo-Anna Long
PRESENT ZONING: A1 – Agriculture 1
REQUESTED ZONING: A1s – Agriculture 1 with Secondary Suite
PURPOSE: To permit the construction of a one-storey single family dwelling containing a one-bedroom secondary suite on the north side.

3.4 **BYLAW NO. 8899 (Z02-1032)**

LOCATION: 1931 Abbott Street
LEGAL DESCRIPTION: That Part of Lot 27, Block 5 shown on Plan B597, District Lot 14, ODYD, Plan 348
OWNER/APPLICANT: Robert and Benigna Cummings
PRESENT ZONING: RU1 – Large Lot Housing
REQUESTED ZONING: RU1s – Large Lot Housing with Secondary Suite
PURPOSE: To permit the construction of a two-storey, two-car garage with a two-bedroom suite on the second floor. As the property is located in the Abbott Marshall Street Heritage Conservation Area, a Heritage Alteration Permit will control the form and character of the building.

3.5 **BYLAW NO. 8901 (Z02-1025)**

LOCATION: 926 Lawrence Avenue
LEGAL DESCRIPTION: The west 70.55 feet of Lot 6, Block 55, District Lot 138, ODYD, Plan 262 except Plan B7988
OWNER/APPLICANT: Donald and Sharifah Luttmer
PRESENT ZONING: RU6 – Two Dwelling Housing
REQUESTED ZONING: RM1 – Four-Plex Housing
PURPOSE: To permit the construction of a two-storey, residential four-plex on the vacant lot, consisting of two 2-bedroom dwelling units on the ground floor and two 3-bedroom dwelling units on the second floor.

3.6 **BYLAW NO. 8888 (Zoning Bylaw Text Amendment TA02-0004)**

PURPOSE: To amend City of Kelowna Zoning Bylaw No. 8000 to:
a) reduce the maximum permitted height of an accessory building from 6.0 metres to 4.5 metres in the RR3 – Rural Residential 3, RU1- Large Lot Housing, RU2 – Medium Lot Housing and RU6 – Two Dwelling Housing zones; and
b) require that when an accessory building contains a secondary suite the building must also contain a garage or carport for a minimum of one vehicle.

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