

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

JANUARY 21, 2003 – 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 January 3, 2003 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:

Items 3.1(a) and 3.1(b) may be considered together

3.1(a) BYLAW NO. 8949 (OCP02-0012)

LOCATION: 908 El Paso Road
LEGAL DESCRIPTION: Lot B, Section 25, Township 26, ODYD, Plan KAP49886
APPLICANT: Protech Consultants (1989) Ltd./Grant Maddock
OWNER: R&B Construction Ltd
OFFICIAL COMMUNITY PLAN AMENDMENT: Change the Future Land Use designation from Rural/Agricultural to Single/Two Unit Residential.
REZONING PURPOSE: To permit the creation of 31 urban residential lots and one agricultural lot.

3.1(b) BYLAW NO. 8950 (Z02-1039)

LOCATION: 650 McKenzie Road and 908 El Paso Road
LEGAL DESCRIPTION: Lot A and part of Lot B, Section 25, Township 26, ODYD, Plan KAP49886
APPLICANT: Protech Consultants (1989) Ltd./ Grant Maddock
OWNER: Kiyomatsu & Toshiye Yamaoka and R&B Construction Ltd
PRESENT ZONING: A1 – Agricultural 1 zone and RR1 – Rural Residential 1 zone
REQUESTED ZONING: RU2 – Medium Lot Housing
REZONING PURPOSE: To permit the creation of 31 urban residential lots and one agricultural lot.

3.2 BYLAW NO. 8948 (Z02-1040)

LOCATION: 3668 Luxmoore Road
LEGAL DESCRIPTION: Lot A, Sections 34 and 35, Township 29, ODYD, Plan 37950
OWNER/ APPLICANT: Antony and Tracy Hutton
PRESENT ZONING: A1 – Agriculture 1 zone
REQUESTED ZONING: RR1 – Rural Residential 1 zone
PURPOSE: To permit a two-lot residential subdivision.

3.3 BYLAW NO. 8947 (Z02-1055)

LOCATION: 510 El Camino Road
LEGAL DESCRIPTION: Lot 8, Section 25, Township 26, ODYD, Plan 20308
OWNER/APPLICANT: David and Monica Russelle
PRESENT ZONING: A1 – Agriculture 1 Zone
REQUESTED ZONING: A1s – Agriculture 1 with Secondary Suite Zone
PURPOSE: To permit the construction of secondary suite in the basement of the existing residence.

3.4 BYLAW NO. 8951 (Z02-1053)

LOCATION: 662 McClure Road
LEGAL DESCRIPTION: Lot A, District Lot 357, SDYD, Plan KAP68500
OWNER/APPLICANT: Ned and Stana Kos
PRESENT ZONING: RU1 – Large Lot Housing zone
REQUESTED ZONING: RU1s – Large Lot Housing with Secondary Suite
PURPOSE: To permit the construction of a secondary suite in an accessory building.

3.5 BYLAW NO. 8881 (TA02-0003)

PURPOSE: To amend the Zoning Bylaw No. 8000 to permit “**Second Kitchens**” as a secondary use in residential zones where the lot sizes are larger. (ie., A1, RR1, RR2, RR3, RU1 and RU2) Second kitchens will only be permitted in a *single detached house* for use by members of the household. The second kitchen must be freely and fully accessible from the remainder of the *dwelling* without any intervening doors equipped with a locking device of any kind.

In order to clarify the restrictions of the use of the second kitchen to members of the household, the owner will be required to sign an affidavit.

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