

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

August 19, 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 August 1, 2003 (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:

3.1

BYLAW NO. 9065 (Z03-0032)

LOCATION: 5399 Chute Lake Road

LEGAL DESCRIPTION: Lot A, Section 23, Township 28, Plan 38762, SDYD

APPLICANT/OWNER: David and Karen Desjardins

PRESENT ZONING: RR3 – Rural Residential

REQUESTED ZONING: RU1 – Large Lot Housing

PURPOSE: To rezone the subject property in order to allow for a subdivision creating two single-family residential lots. The dwelling on the current subject property will be demolished in order to allow for the subdivision.

3.2

BYLAW NO. 9066(Z03-0020)

LOCATION: 1494 Highway 33 & 1374 Highway 33

LEGAL DESCRIPTION: Part of Lot 2, Section 13, Township 26, ODYD, Plan 14039 except Plans H8433 and KAP72297; and Part of Lot 3, Section 13, Township 26, ODYD, Plan 14039

APPLICANT: D.E. Piling & Associates Ltd./David Pauls

OWNER: John & Sarina Weisbeck and Romesha Ventures Inc

PRESENT ZONING: A1 – Agricultural 1 and RU1 – Large Lot Housing zones

REQUESTED ZONING: RU1 – Large Lot Housing zone

PURPOSE: To rezone the subject properties to facilitate a 42 lot single family residential subdivision.

3.3(a)

BYLAW NO. 9067 (OCP03-0006)

LOCATION: 5198 South Ridge Drive

LEGAL DESCRIPTION: Part of Lot A, District Lot 1688s, SDYD, Plan KAP68646 Except Plans KAP68647, KAP70485, KAP71342 and KAP72474

APPLICANT: Summit South Developments Joint Venture/ Mike Jacobs

OWNERS: Gazelle Enterprises Inc., R265 Enterprises Ltd., Emil Anderson Construction Co. Ltd., Gilmar Management Ltd., Gillen Investments Inc.

OFFICIAL COMMUNITY PLAN AMENDMENT: Single/Two Unit Residential & Educational/Major Institutional

3.3(b)

BYLAW NO. 9068 (Z03-0025)

LOCATION: 5198 South Ridge Drive

LEGAL DESCRIPTION: Part of Lot A, District Lot 1688s, SDYD, Plan KAP68646 Except Plans KAP68647, KAP70485, KAP71342 and KAP72474

APPLICANT: Summit South Developments Joint Venture/ Mike Jacobs

OWNERS: Gazelle Enterprises Inc., R265 Enterprises Ltd., Emil Anderson Construction Co. Ltd., Gilmar Management Ltd., Gillen Investments Inc.

PRESENT ZONING: Lot A has several different zones. The only zones that will be amended are P3 – Parks and Open Space, P2 – Education & Minor Institutional and RU2 – Medium Lot Housing.

REQUESTED ZONING: P3 – Parks and Open Space to P2 – Education & Minor Institutional; P2 – Education & Minor Institutional to RU2 – Medium Lot Housing zone and RU2 – Medium Lot Housing zone to P2 – Education & Minor Institutional

REZONING PURPOSE: To rezone the subject property in order to allow for a 13 lot single unit residential subdivision and a potential school site.

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 (Ask three times) Unless Council directs that the public hearing on the bylaw in question be adjourned (held open), the chairman shall state to the gallery that the public hearing on that bylaw is closed.

5. TERMINATION