

CITY OF KELOWNA

AGENDA

PUBLIC HEARING

October 14, 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 September 26, 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. 9086 (Z03-0046)

LOCATION: 142 Celano Crescent
LEGAL DESCRIPTION: Lot 26, Section 4, Township 23, ODYD, Plan KAP46412
APPLICANT: Timothy Pincin and Amanda Erdely
OWNER: Robert Dewdney (Pending Mortgage Transfer to Timothy Pincin and Amanda Erdely)
PRESENT ZONING: RU2 – Medium Lot Housing zone
REQUESTED ZONING: RU2s – Medium Lot Housing with Secondary Suite zone
PURPOSE: The applicant is seeking to rezone the subject property to allow for the construction of a secondary suite in the basement of a new single detached dwelling.

3.2

BYLAW NO. 9091(Z03-0040)

LOCATION: 1101 Bentien Road
LEGAL DESCRIPTION: Part of Lot 1, Section 24, Township 26, ODYD, Plan KAP52172
APPLICANT: D.E. Pilling & Associates/ Greg Reschke
OWNER: Melvin & Rita Uppenburn
PRESENT ZONING: A1 – Agriculture 1 zone/RU1 – Large Lot Housing zone
REQUESTED ZONING: RU1 – Large Lot Housing zone
PURPOSE: To rezone part of the subject property to facilitate a proposed 7 lot single family subdivision.

3.3

BYLAW NO. 9094 (OCP03-0012)

LOCATION: Bell Mountain Area (East of Lone Pine Drive/ South of Swainson Road)
LEGAL DESCRIPTION: SE ¼ of Sec. 24, Twp. 26, ODYD, Except Plans KAP54413, KAP58342, KAP59957, KAP63620, and KAP69503; Lot 2, Sec. 24 & 25, Twp. 26, ODYD, Plan KAP62397; Lot A, Sec. 19, Twp. 27, ODYD, Plan 31717; Lot B, Sec. 19, Twp. 27, ODYD, Plan 31717; Lot D1, Sec. 3 & 19, Twp. 27, ODYD, Plan 1760, Except Plan 33849
APPLICANT: Weninger Const and Design Ltd /Marlin Weninger
OWNER: Colin Day,; Balbir Singh Wariache and Preminder Jeet Wariache; 590921 BC Ltd., Black Mountain Irrigation District
PRESENT ZONING: A1 – Agriculture 1 zone
OFFICIAL COMMUNITY PLAN AMENDMENT: To change the future land use from the Single/Two Family Residential and Rural/Agricultural designations to the Single/Two Unit Residential; Multiple Unit Residential – Low Density; Multiple Until Residential – Medium Density; Commercial; Major Park/Open Space; and Private Recreational designations.
PURPOSE: To amend the Official Community Plan to allow for the adoption of the Bell Mountain Area Structure Plan, a mixed use development that includes single family and multi-family residential, golf course, commercial, parks and open space uses.

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